Researching English Land Records...

by Dr. Penelope Christensen

A survey of the many records to do with land - maps, gazetteers, title deeds, land tax, ancient & modern Domesday books, tithes, enclosure, manorial records, quit claims, estate papers, freeholds, copyholds & leaseholds, Land Registry & Valuation Office records.

Will your ancestors be remembered?

The availability of documents & practical details on how to use them in genealogical research are emphasized.

HERITAGE PRODUCTIONS

BOOK HE15

This publication, or any part of it, may not be reproduced in whole or in part without the prior written consent of Heritage Productions.

Please direct inquiries regarding orders, copyright or other matters to:

HERITAGE PRODUCTIONS
c/o Louise St Denis
30 Wellington Street East, Suite 2002
Toronto, Ontario, Canada M5E 1S3
Telephone: (416) 861-0165, Fax: (416) 861-1894
E-mail: requests@GenealogyStore.com
Website: www.genealogystore.com

Author:
Dr. Penelope Christensen
Genealogist & Family Historian
32251 Silverfox Terrace
Mission, British Columbia, Canada V2V 6M8
Telephone: (604) 820-1113
E-mail: pennyx@shaw.ca

Researching English Land Records
ISBN: 1-894018-54-0

Printed in Canada
January, 2005

Copyright © 2005 Dr. Penelope Christensen

About the Author

Dr. Penelope Christensen is a genealogy and family history consultant who has been involved with her subject for 45 years. She has four degrees and 20 years university teaching experience. Her Ph.D. is in Taxonomy, the scientific basis for identifying and organizing families. Dr. Christensen acts as a volunteer at the British Columbia Family History Centers in Burnaby, Surrey and Abbotsford, where she serves as the staff trainer. She also assists the Abbotsford and the BC Genealogical Societies.

Dr. Christensen has lectured extensively on family history and genealogy in Canada, USA and England and on CBC radio. She has published many books on genealogical methodology, British and Scandinavian research, as well as Family History Center resources. These are used as texts for the online courses offered by the University of Toronto in partnership with the National Institute for Genealogical Studies, where she leads the English Department.

Dr. Penelope Christensen
Genealogist & Family Historian
32251 Silverfox Terrace
Mission, British Columbia
Canada V2V 6M8
(604) 820-1113
E-mail: pennyx@shaw.ca

List of Books by the Same Author

- *Descendants of Hans Theodor CHRISTENSEN & Elna Martine STRØM of Nylandsgaard, Vesterø, Læsø, Denmark*
- *Finding Your English & Welsh Ancestors*
- *Finding Your Irish Ancestors*
- *Finding Your Scandinavian Ancestors*
- *Finding Your Scottish Ancestors*
- *How Do I Prove It?*
- *Let's Get Organized!*
- *Names in Genealogy: Their Origin & Meaning*
- *Organization for One-Name Studies*
- *Organization for the Professional Genealogist*
- *Organizing a Genealogy Library (with Claudine NELSON & Ryan TAYLOR)*
- *Parishes & Registration Districts in England & Wales*
- *Planning a Genealogy Research Trip to Salt Lake City*
- *Readings on Læsø History*
- *Research at Family History Centers*
- *Researching English & Welsh Census Records*
- *Researching English & Welsh Civil Registration*
- *Researching English Contemporary Documents*
- *Researching English Education & Health Records*
- *Researching English Non-Anglican Records*
- *Researching English Occupations - Civilian Services*
- *Researching English Occupations - Defence Services*
- *Researching English Occupations - Professions & Trades*
- *Researching English Parish Registers*
- *Researching English Poor Law & Parish Chest Records*
- *Researching English Probate Records*
- *Using Register Offices for English & Welsh Certificates*
- *What Did They Do?*

TABLE OF CONTENTS

PREFACE 15
Gateways to English Archives & Libraries 18
DESCRIPTION OF LAND 21
Gazetteers 23
Chart 1 Comparison of Information in Gazetteers 27
Maps for Genealogists 29
Chart 2: Small Scale Maps Available 31
Chart 3: Large Scale Maps Available 32
Finding Maps 33
Early Maps 35
Chart 4: Strip Road Map (Ogilby 1675) 38
Ordnance Survey 40
Chart 5: O.S. 1st Edition 1" Windsor Area 43
Chart 6: O.S. 2nd Edition 2" Windsor Area 44
Chart 7: O.S. Tourist Map 1"Index "Tourist Map 1"" # "" Isle of Wight 45
Chart 8: Bart's 1/2" Exmoor, Devon 46
Chart 9: Geographia 3" Woodford, Essex 47
Counties & Unitary Authorities 48
Chart 10: English & Welsh Counties Pre-1974 . 49
Chart 11: English & Welsh Counties Post-1974 . 50
County Maps 51
Town Plans 55
Chart 12: A Bird's-Eye View Town Map 57
Chart 13: Town Plan 58
London 59
Chart 14: London Pre-1974 60
Chart 15: London Post-1974 61
Street Maps 62
Chart 16: O.S. 15" Bermondsey, London 1914 . 63

ESTATE MAPS & RECORDS 65
Chart 17: Estate Map Showing Stylized Buildings 67
Finding Estate Maps 68
Building Plans 70
Fire Insurance Plans 71
Estate Records 71
Chart 18: Richmond Lodge Accounts 1750 73
Enclosure Records 74
Chart 19: Dating the Enclosure Movement 76
Enclosure Awards 77
Enclosure Maps and Schedules 77
Communication Maps 80
Early roads 80
Carriers' routes 81
Navigable rivers 81
Coastal & Maritime Charts 81
Canals 82
Roads 83
Railways 84
Trams 84
Trolleybuses 85
Omnibuses 85
Ancient & Modern Domesday 87
Domesday 1086 87
Chart 20: Examples from Domesday Book 89
Monastic Cartularies 90
Hundred Rolls of Edward I 1279 90
Chart 21: Extract from 1279 Hundred Roll 91
Valor Ecclesiasticus 1534 92
Parliamentary Surveys 1646-1660 92
National Farm Surveys 1940-1943 93
HOLDING & TENANCY OF LAND 97

Types of Tenure 98
Ancient Demesne 98
Burgage/Burgess Tenure 98
Copyhold 98
Cottier 99
Customary Freehold 99
Encroachment 99
Enfranchisement of Land 100
Freehold 100
Chart 22: Essex Freeholders Book 1734 101
Knight Service or Fee 102
Leasehold 102
Quit Rent 103
Chart 23: Quit Rents 103
Manors 103
Chart 24: Survival of Manorial Documents . . . 105
Manorial Courts 105
Court Baron 105
Court Leet 106
Manorial & Estate Surveys 107
Customals 108
Extents and Valors 108
Ministerial Accounts 108
Rentals 109
Chart 25: Rental Book 110
Terriers 111
Chart 26: Manorial Survey 113
Who Holds the Land? 114
Title deeds 117
Chart 27: Structure of a Post-Mediaeval Deed 119
Marriage and Family Settlements 122
Chart 28: Marriage Settlement 1782 124
Charity & Trust Deeds 128

Chart 29: Schedule of Salisbury Methodist Deeds 128
Chart 30: Copy of 1742 Salisbury Methodist Deeds 129
Enrollment of Deeds 130
Land Registration 131
Return of Owners of Land 1871-1876 133
Chart 31: Returns of Owners of Land at FHL 135
The Land Registry 1891 136
Building Societies 137
House History 138
INHERITANCE OF LAND 139
Customs & Rights of Inheritance 139
Borough English 139
Courtesy of England 139
Escheat 140
Freebench or Dower 140
Gavelkind 140
Primer Seisin 140
Primogeniture 140
Wardship and Marriage 141
Procedures of Inheritance of Land 141
Wills 141
Entail 142
Inquisitions Post Mortem (IPMs) 143
Chart 32: Inquisitions Post Mortem Abstracts 144
Manorial Courts Baron Records 147
Inheritance of copyhold land 147
Chart 33: Surrender and Admission 149
Chart 34: Proclamation for Heirs 151
Chart 35: A Court Roll Abstract Book 152
Finding Manorial Court Records 153
The Browns of Southborough 156

SALE & TRANSFER OF LAND 159
Freehold Property 159
Fee Simple 159
Livery of Seisin and the Feoffment 159
Bargain and Sale 160
Chart 36: A Bargain & Sale 161
Chart 37: Indenture of Exchange 162
Lease and Release 162
Chart 38: A Lease & Release 163
Deed of Grant 165
Fee Conditional 165
Final Concord (or Fine) 166
Chart 39: Diagram of Foot of Fine 167
Chart 40: Sussex Final Concord 1579 168
Chart 41: Chirograph of Fine 169
Common Recovery 170
Leasehold Property 172
Leases 172
Chart 42: Leases Found For Sale Online 173
Chart 43: Plan of Red Lion in High Holborn . 175
Borough Hall Books 176
Leases for Years & Lives 176
Chart 44: Leases for Lives 177
Copyhold Property 179
Sales and Purchases 179
Mortgages on Copyhold Land 179
Chart 45: Conditional Surrender 180
Rentals 181
Chart 46: Successive Transactions at a Manor Court 182
Chart 47: Inheritance, Sale and Enfranchisement 187

Chart 48: Demolition LicenseIndex "Demolition license" # "" for Copyhold House 190
Related Matters 191
Advertisements 191
Chart 49: 1912 Advert for Kent Estate 192
Chart 50: 1838 Advert for a Devon Estate 193
Cartularies 193
Close Rolls 194
Court of Augmentations 195
Endorsements 195
Chart 51: An Endorsement 195
Fines 196
Chart 52: Fines in Tillingham, Essex 196
Gifts versus Grants 197
Inquisitions ad Quod Damnum 197
Mortgages 197
Chart 53: A Mortgage in Leicestershire 198
Private Estate Acts of Parliament 199
Quit Claims 200
Chart 54: Quit Claim for Land in Yorkshire .. 201
Regnal Years 202
TAXES ON LAND 203
Land Tax Assessments (LTAs) 204
Chart 55: 1814 Land Tax Assessment 206
Chart 56: Devon Heads of Households Index . 207
Chart 57: Land Tax Assessment by Date 208
Chart 58: Land Tax Assessment by Property .. 209
Chart 59: Summary Analysis of LTA 210
Land Tax Redemption 212
Chart 60: Redemption of Land Tax Certificates 213
Chart 61: 1829 Land Tax Assessment 214
Chart 62: Land Tax Redemption List 215
Chart 63: Appeals for Land Tax Assessment .. 216

Tithes 217
Tithe Agreements & Awards 218
Tithe Surveys (Maps) 219
Tithe Apportionments (Schedules) 220
Chart 64: Tithe Apportionment Book . 221
Finding Tithe Awards & Agreements 223
Valuation Office Records 1910-1914 225
Chart 65: Valuation Office Records 228
LAND RECORDS TIME LINE 231
Chart 66: Land Records Time Line 231
GLOSSARY 235
INDEX 285

PREFACE

The genealogical researcher quickly realizes the relevance of maps and gazetteers in the quest for ancestors. Many other records that give information about those who owned or occupied land are discussed in this volume as well under *Description, Holding & Tenancy, Inheritance, Sale & Transfer,* and *Taxes on Land* although several records overlap these convenient headings. The author describes what records exist, their usefulness to the family historian, and some practical details on how to find and use them.

Some family historians will be able to visit the archives, libraries, and other offices where the original documents are held. The first section on *Gateways to English Archives & Libraries* guides the researcher, and other helpful references are by Gibson & Peskett, and Cole & Church. Most researchers, however, will be restricted to electronic means, the postal system and the use of their local LDS Family History Center.

The Church of Jesus Christ of Latter-day Saints has established the most important genealogical library system in the world to assist its members, and others, to identify their ancestors. Since the 1930s they have been microfilming national and local, civil and religious, records all over the world. The master copies of these films are protected from the elements and natural disasters in deep vaults carved out of the granite mountains near Salt Lake City, Utah.

The Family History Library™ in Salt Lake City houses the collection of films, fiches, papers and books and is open to the public. In addition, a network of over 4,000 branches, called Family History Centers (FHCs) operates world wide through the generosity of LDS church members. The FHLC (Family History Library Catalogue) is now available on the LDS website at: **www.familysearch.org** where it is updated daily.

Use of FHC facilities, which include dozens of indexes essential for research, is free. Patrons may borrow microforms (films or fiches) of most original documents and books held in Salt Lake City at their local FHC for a nominal fee, which covers postage and duplication. The reader is advised to consult *Research at Family History Centers*, 5th edition 2004, in this series of Heritage Productions books, for details on how to use the indexes, computer facilities, and other procedures at the FHCs. All genealogists are most grateful to the Church of Jesus Christ of Latter-day Saints (the Mormons) for extending the privilege of access to their collection to everyone.

Many of the records quoted in this book are available on either film or fiche. When a film is mentioned it means one available through a FHC. It is necessary to order these by means of their 7-digit LDS, or more properly GSU (Genealogical Society of Utah), number. Since there are now over two and a half million films available for loan, film numbers start with 0, 1 or 2. Some of the categories of records mentioned here are on long series of films or fiches, and the titles may be confusing.

To assist the reader in finding the whole series on the FHLC I have indicated the starting film number of the series. By asking for a Film/Fiche (Number) Search and typing in this number the whole series will come up on the screen.

Fiche numbers always start with a 6 and are followed in the present book by a number in parentheses indicating the number of fiches in that set, for example 6026374 (11). Sometimes there is a series of fiche sets and the total number of fiches is then quoted, for example 6020392-411 (21). When ordering fiches in to a Family History Center it is essential to note this quantity from the FHLC as you are charged per fiche. All fiches stay at the Family History Center that ordered them, they are not returned to Salt Lake City.

Kindly note that an asterix* after the microform number indicates *No circulation to Family History Centers* but that doesn't preclude getting photocopies of selected pages by using the *Request for Photocopies Form* #31768. This is an indispensable method for obtaining inexpensive copies of documents and the form can be downloaded from **www.familysearch.org**. Details and examples of how to order and use microforms, and details and examples of using the Request for Photocopies form are given in the author's companion publications *Let's Get Organized* and *Research at Family History Centers*. Information is also given on how to get pertinent information from huge sets of fiches that are beyond the researcher's budget. Please note that from 2002 the charge is now $2 U.S. per page with a minimum order of $4.

Gateways to English Archives & Libraries

The National Archives (TNA)

www.nationalarchives.gov.uk

The National Archives covers England, Wales and the United Kingdom and was formed in April 2003 by bringing together the *Public Record Office (PRO)* and the *Historical Manuscripts Commission (HMC*, formerly the *Royal Commission on Historical Manuscripts*). Main portals of entry to TNA are:

- **ARCHON**
  www.archon.nationalarchives.gov.uk/archon/
  Directory of archives maintained at TNA.

- **DocumentsOnline**
  www.documentsonline.nationalarchives.gov.uk/ in the TNA indexes (free) and images (for a fee).

- **MDR = Manorial Documents Register**
  www.mdr.nationalarchives.gov.uk/mdr/
  This identifies the location of manorial records. The MDR is partially computerised—Wales, Hampshire including the Isle of Wight, Norfolk and the three Ridings of Yorkshire are available online so far.

- **NRA = National Register of Archives**
  www.nra.nationalarchives.gov.uk/nra/
  The NRA contains information on the nature and location of manuscripts and historical records that

relate to British history. It contains about 200,000 lists and catalogues of manuscript collections.

- **PROCAT = TNA Catalogue**
  www.catalogue.nationalarchives.gov.uk/default.asp

Other Major Archives & Libraries

- **A2A = Access to Archives**
  www.a2a.org.uk
  English strand of the UK archives network. Directs researcher to about 350 archives and their catalogues.

- **BL = British Library**
  www.bl.uk
  The national library, includes Oriental/India Office, & newspaper collections at Colindale.

- **Familia**
  www.familia.org.uk
  Guide to genealogical resources in public libraries in UK and Ireland.

- **ONS = Office of National Statistics**
  www.gro.gov.uk/gro/content/
  Government office that administers census and civil registration. They retain census under 100 years old, and all BMDs back to 1837 (although some may be declared *historic* soon!)

- **Archives Hub**
  www.archiveshub.ac.uk/first.shtml
  Provides access to descriptions of archival collections in universities and colleges.

Copyright Libraries

Copyright has been obtainable by registration with the Stationers Company at Stationers Hall in London, from 1554 until 1924. A fee had to be paid and free copies of each publication presented to the *copyright libraries.* By 1801 there were 11 of these but the number was reduced to five in 1836 with another added in 1911, and they now comprise:

- *British Library*
- *Bodleian Library in Oxford*
- *Cambridge University Library*
- *National Library of Scotland*
- *Trinity College in Dublin*
- *National Library of Wales* (from 1911)

Note that the *National Archives* (TNA) is not on this list. In theory each copyright library should have a copy of every publication but there was widespread evasion of the procedure because of the cost of registration and provision of the complimentary copies. Further information about the procedures can be found in TNA research guide D45.

Sound advice regarding the use of archives and libraries can be found in Emmison, Lumas, and Raymond (2001).

DESCRIPTION OF LAND

One of the hallmarks of good researchers is their diligence in finding out as much as possible about the place in which their ancestor lived. The researcher needs to know a lot more about a place than just its name and county. It is therefore important to have access to a range of gazetteers and maps of different time periods and different types, in order to be able to utilize those appropriate for their current research problem.

Land can be described according to its topography, that is the physical features such as elevation, type of land and waterways, all of importance to your ancestor in his daily life. The major jurisdictional divisions in England & Wales exerted various controls over his life as well and these were of two kinds: *Civil(Counties and Civil Parishes) & Ecclesiastical (Dioceses and Ecclesiastical Parishes).*

The 40 counties present before the 1974 re-organization are normally used for genealogical purposes. The term *ancient parishes* refers to the over 11,000 ecclesiastical ones present in 1832 (see Humphery-Smith), before the Victorian population explosion, the development of the railways and large scale movement to the cities.

The county administration was based on the divisions called *hundreds* or *wapentakes* (eastern counties settled by Vikings) or *wards* (north west).

Some counties have intermediate size groupings of hundreds called *divisions* (Hampshire, Lincolnshire), *lathes* (Kent), *rapes* (Sussex), or *ridings* (Yorkshire). There are also somewhat independent groupings called *liberties* (some towns), *sokes* (in the Danelaw), and *shires* (in the northern counties). [It should be noted that nowadays the term shire means a whole county].

Further details about these divisions and all their names, as well as the derivation of place names, can be found in the author's *Names in Genealogy: Their Origin and Meaning.*

Many of the Poor Law Districts & the later Registration Districts bear the names of the old hundreds. The parishes in each hundred in England can be found in Lewis (1831) and Humphery-Smith, and for Wales in Rowlands & Rowlands. There are also lists under GENUKI online. It is necessary to know in which hundred a parish lies in order to access many older civil records.

Gazetteers

It is very wise to become familiar with the purposes and contents of several gazetteers for your country and area. You will also need to know whether the place was a parish, and if it wasn't, then what parish it was in. Following this find what civil Poor Law Union (and hence Registration District) it was in, and what bishop's Diocese it came under.

The type, availability and location of records will also be influenced by the type of parish. Was it an ordinary parish or was it a peculiar or liberty? Some people lived outside of a parish in an extra-parochial area which has important implications for the researcher. This kind of information will be provided in an appropriate gazetteer. Further details are explained in the author's companion volumes *Researching English Parish Registers* and *Researching English Probate Records.*

Take particular note if a place is at the edge of one jurisdiction, such as a county or diocese, as families tended to ignore such lines drawn on maps and may have popped over the boundary for various events in their lives.

Beware of places bearing the same name existing in different (or even the same) counties. Recognize that when far from their place of origin it was common to give the name of the closest town or city, rather that the village name, as a place of birth.

Easily available and recommended geographical aids for different time periods include:

- *Bartholomew's Gazetteer of the British Isles. Statistical and Topographical.* Several editions e.g. 9th (1952) on fiche 6020337-44 (8). A gazetteer of place names throughout the British Isles. It is excellent for locating smaller places, but not for details on each place. Commonly referred to as *Bart's.*

- *The Imperial Gazetteer of England & Wales* by John Wilson (1879) on fiches 6020308 (29.) The spellings and jurisdictions in this comprehensive gazetteer are the ones used in the Family History Library Catalogue. It gives institutional and political information for each county, town and village and indicates whether the place is a parish and, if not, what parish it is in.

- *A Topographical Dictionary of England* by Samuel Lewis (1831) on fiches 6340019-34 (16.) Use this comprehensive gazetteer for earlier work, historical background on each parish, and descriptions of the schools, churches and other buildings in the area. Excellent for determining the ecclesiastical jurisdictions needed for work on parish registers, marriage licences and probate. Now also available on CD from archive CD Books.

- *A Genealogical Gazetteer of England* by Frank Smith is based on Lewis's work above, but is not as complete, although it does give the starting date for parish registers. There are rather too many errors, and it does not help at all with post-1812 parishes. Steel has a similar opinion in his review. I prefer a combination of one of the old gazetteers described above and *The Phillimore Atlas & Index of Parish Registers* (Humphery-Smith).

- *A Topographical Dictionary of Wales* by Samuel Lewis (1833) on fiches 6026723 (10.) A companion volume to that on England mentioned above.

- *A New and Comprehensive Gazetteer of England & Wales* by James Bell (1834), the maps from this are used in Phillimore's Atlas (Humphery-Smith)

- *Welsh Administrative and Territorial Units: Medieval and Modern* by Melville Richards (1969) on fiche 6026396 (4.) Known familiarly as WATU, this publication gives locations of even the smallest places in Wales, and indicates the parish to which they belong.

- *Parishes & Registration Districts in England & Wales* by Penelope Christensen (2000) lists over 18,000 parishes and places and indicates the Poor Law Union and Registration District to which they belonged at various times. Invaluable for civil registration, census and poor law research.

- *The CD Index of Place Names* from the Office of National Statistics **www.statistics.gov.uk/** gives local government jurisdictions, health authorities and registration districts as well as grid references and 1991 census population figures for 70,000 places in England & Wales.

Chart 1 compares the kinds of information found in different gazetteers. Note that Smith, although published in 1987, extracted information from Lewis (1831). It is quite apparent that one needs to consult a range of gazetteers for different information.

Chart 1: Comparison of Information found in four Gazetteers

INFORMATION	Lewis 1831	Smith 1987	Wilson 1870	Bartholomew 1893
Whether a city, town, village, hamlet, or township	-	Yes	Yes	Yes
In what parish	Yes	Yes	Yes	Yes
In what hundred etc	Yes	-	-	-
In what county	Yes	Yes	-	Yes
Mileage from nearest town	Yes	Yes	Yes	Yes
On what river	-	-	Yes	Yes
Population	Yes	Yes	Yes	Yes
Acreage	-	-	Yes	Yes
Registration District	-	-	Yes	-
Other villages & hamlets within it	-	-	Yes	-
Value of real estate	-	-	Yes	-
Number of houses	-	-	Yes	-
Type of Church of England living	Yes	-	Yes	-
In what peculiar and/or deanery, and archdeaconry	Yes	Yes	-	-
Start of parish registers	-	Yes	-	-
Value of living	Yes	-	Yes	-
Church patronage	Yes	-	Yes	-
Dedication of church	Yes	-	-	-
Church building style	-	-	Yes	-
History of manor	Yes	-	Yes	-
Dissenting chapels		-	Yes	-
Info on schools	Yes	-	Yes	-
Info on almshouses	Yes	-	Yes	-
Any nobles with the name?	Yes	-	Yes	-
Railway station?	-	-	Yes	Yes
Post Office?	-	-	Yes	Yes
Telegraph office?	-	-	Yes	Yes
Newspaper?	-	-	-	Yes
Market day	-	-	-	Yes
Annual fairs	-	-	Yes	-
Police station?	-	-	Yes	-
Library?	-	-	Yes	-

There are many other gazetteers available for special purposes; a selection to whet your appetite includes:

- *Churches in Retirement: A Gazetteer* by the Redundant Churches Fund, with photos and a short description of 250 English redundant churches in 1989

- *Domesday Gazetteer* by Darby & Versey, with old and modern place names keyed to maps.

- *A Gazetteer of English Urban Fire Disasters 1500-1900* by Jones, Porter & Turner giving statistics on about 600 major fires, explaining the lack of buildings and documents prior to that date.

- *Historical Gazetteer of London before the Great Fire* by Keene & Harding reconstructs the history and topography of buildings in the City of London from the 12th century until 1666, with maps.

- *A Gazetteer of Streets, Roads & Place Names in Shropshire* by Foxall which also includes many field names as well.

- *A Gazetteer of Liverpool Breweries* by Barge contains maps, photos, alphabetical list of brewers and their businesses, and of streets with licencees, names and dates.

- *Brickmaking, a History and Gazetteer* by Cox contains details of Bedfordshire brickworks.

- *Parish Locator Program* is useful for location, distances between parishes and jurisdictions. **www.parloc.pwp.blueyonder.co.uk/ParLoc.htm**

- Webb's *Index of Country Houses.*

- Montgomery-Massingberd's series on country houses is very detailed and includes much family history of the owners.

- **www.curiousfox.com** is a gazetteer of 50,000 UK places with links to modern and older maps, plus local history and genealogical messages and links.

- Mills has an interesting chapter comparing gazetters and directories.

Maps for Genealogists

Your ancestor needed to know which parish he was settled in and the boundaries of the one he lived in for so many facets of his daily life, but he wasn't too much bothered by county boundaries. On the other hand you will need to know which counties the parishes were in and the old and new jurisdictions in order to be able to find the records. You will also need to consider the movement of families and individuals and a knowledge of the local topography and the contemporary communication routes are essential for successful research.

A modern road atlas is NOT appropriate for family history. You need to find a map that shows the area as your ancestors would have known it: pre-motorways (1960s), perhaps pre-railways (mid 19th century), and including all the geographical features that influenced their lives, such as rivers, canals, mountains, churches and parish boundaries. There are plenty of 19th century maps available.

Charts 2 and 3 provide a rough guide to the many different scales, editions, series and dates available. The researcher should investigate all the maps available for his research area. Two major series of appropriate maps are The Ordnance Survey (OS), and Bartholomew's (Bart's), which come in various scales. At least one smaller scale and one more detailed (larger scale) map of each ancestral area should be consulted; on the latter you can pinpoint the actual house with the aid of censuses and directories.

When looking at any particular map it is smart to find out why it was made as that will help ascertain why certain features were included and others were not. In other words, *absence of evidence from one map does not indicate evidence of absence*. Maps range from mere sketches up to fully triangulated, *cadastral surveys*, that is those showing the extent, value and ownership of land, for taxation and other purposes.

Wallis has produced a most useful reference book for pre-1900 maps, with essays on the history and purposes of the different kinds, and details of repositories in the UK. Popular articles include those by Hurst and Wood.

Chart 2: Small Scale Maps Available

Inches to the mile	Scale	Detail shown	Example (Current edition unless otherwise noted)
1/10"	1 : 625,000	General regional	OS Routeplanner
1/8" – 1/5"	1 : 500,00 1 : 312,000	General regional	**Phillimore's Atlas. Gardner et al. atlas & book**
¼"	1 : 250,000	Good for driving	OS Routemaster Bartholomew's 1898 Atlas on CD
½"	1 : 126,720	Good overall picture of area.	**Bart's Half-Inch. From 1920s *New Reduced Survey*. From 1940s *Revised Half-Inch***
2/3"	1 : 100,000	Local govt & parliamentary boundaries	Post 1972.
1"	1 : 63,360	Shows virtually every road.	OS 1st edition 1805-1873 published by Margary
1"	1 : 63,360	Shows virtually every road, and has later railways (but not other features) added	**David & Charles OS 1st edition. (1805-73).** OS Tourist.
1 ¼"	1 : 50,000	Shows all lanes and farms.	OS Landranger Late 20th century
2 ½"	1 : 25,000	Shows each building. Great for walkers because show rights-of way.	**OS Pathfinder & Outdoor Leisure Late 20th century**

Chart 3: Large Scale Maps Available — Those particularly recommended for genealogy are in **bold.**

Inches to the mile	Scale	Detail shown	Example (Current edition unless otherwise noted)
3 to 4½"	About 1 : 21,000 to 14,000	Town street maps	Bartholomew's, Geographers' A-Z, Geographia, Estate Red Books
6"	1 : 10,000	Shows major footpaths but *not* rights-of-way.	Largest scale to show remote areas, and contours.
6" and above	1: 10,000 and better	Landholdings of different owners	Estate maps. Late 16th to late 19th centuries
15"	1 : 4340	Shows every footpath and postbox.	**Godfrey edition OS (1860-1930)** Mainly urban.
10" – 80"	1 : 6,366 to 1 : 792	Fields, crops, buildings	**Tithe Surveys 1838-1854**
25"	1 : 2,500	Each parcel of land identified, & walls, fences etc.	**1855-1918 County Series.** Whole country except remoter areas
50"	1 : 1,250	Shows house numbers	Urban areas only
5 feet	1 : 1056	More detail for towns over 4,000 population	Mostly 1844-1854 & primarily for London & towns in Yorkshire & Lancashire; some reprints **(Godfrey).**
10 feet & Over 10 feet	1 : 528 1 : 500	Most detailed for urban sanitation in towns with over 4,000 population	The old County Series. (1858-93).
11 feet	1 : 480	Great detail on buildings in most cities & towns	Goad Fire Insurance Plans

Finding Maps

Excellent sources for old maps and modern reprints (for example those by produced by David & Charles, and by Godfrey), include:

- The local history library or main public library.
- The county or local archive of the area.
- The copyright libraries (see section on *Gateways to English Archives & Libraries).*
- TNA has about 6 million maps, but only about a sixth of these have been fully catalogued (Foot). The National Archives' research guide D72 describes their holdings of maps and Beech indicates those of value to the genealogist, but warns that they do not hold a complete set of any series. Foot has great detail about using their holdings, and can be used with profit along with the FHLC.
- University libraries worldwide have excellent map collections. Copac® is a union catalogue providing free access to the merged online catalogues of 24 major university research libraries in the UK and Ireland plus the British Library & the National Library of Scotland. There is a special map search on Copac.
- Secondhand bookshops.

- Your local FHS library and the one for the area you are researching.

- Family History Society bookstalls (one that carries a huge selection from all over England is the East of London FHS), which can be found at the FFHS site www.familyhistorybooks.co.uk.

- The Family History Library does have a good collection of maps but most are not available in microform, so would make excellent subjects for study if you are going there. However many books containing maps are on film or fiche; a keyword search on *England + Maps* delivers over 1700 items. County and town listings should be thoroughly searched; treasures found include *Four Pre-Enclosure Village Maps* (of Bedfordshire) by Fowler, and Bradford Metropolitan Council's *Bradford in the 19th Century as Shown in Maps.*

- Some sites on the internet for viewing old maps:
  www.londonancestor.com/maps/maps.htm
  www.old-maps.co.uk
  http://freepages.genealogy.rootsweb.com/~genmaps/
  http://homepage.ntlworld.com/tomals/S_Lewis's_Maps_of_English_counties_1831.HTML
  www.yourmapsonline.org.uk/
  www.nationalarchives.gov.uk/imagelibrary/maps/default.htm
  and see articles by Cavell and Drummond for more ideas

There is a wide variety of descriptive catalogues of maps for certain areas, for example:

- Hodson's *Printed Maps of Hertfordshire.*
- Buckinghamshire Record Society's beautifully illustrated *Buckinghamshire Estate Maps.*

The catalogue of the vast map collection at the British Library can be accessed at:
www.bl.uk/collections/maps.html.
For a directory of other map collections see:
www.cartography.org.uk/Pages/Publicat/Ukdir/.

Early Maps

Maps showing trade and pilgrim routes were available by at least the 13th century, and later developed into the mediaeval *road books,* with Tudor topographers continuing the practice of entering distances between towns on main roads. Some significant developments in English cartography include:

✶ 1571 **Leonard Digges** published *Pantometria* which described his surveying instrument, the forerunner of the theodolite.

✶ 1574-1579 **Christopher Saxton** published 34 county maps of England & Wales in a variety of scales and with no roads shown. They were gathered into one volume, *Atlas of England & Wales,* in 1579.

- Late 16th–early 17th centuries **John Speed** compiled a full series of county maps of Britain & Ireland, and included a map of the county town, and sometimes another, within each county map (see Nicolson).

- Late 16th–early 17th centuries **John Norden** gathered material for many counties but only produced two in his lifetime, Middlesex and Hertfordshire. Notable achievements were the introduction of the grid reference system and a triangular distance chart, a still-used feature

- 1607 **William Camden's** *Britannia* was a series of county maps largely based on the work of Saxton and Norden. See the book by Harley and its review in Genealogist's Magazine vol 17 #10, page 554-5.

- 1675 **John Ogilby's** *Britannia* used the statute mile measured by his invention, the *wheel dimensurator,* for a series of coaching road maps in strips. This was used to erect milestones on main roads from 1740 (see Chart 4). Now also available on CD from Archive CD books.

- Late 17thc **Robert Morden** updated many county maps using various scales and a variety of mile measurements. His edition of Camden's maps has been edited by Harley.

- 1720 **Emanuel Bowen** issued county maps and road maps called *Britannia Depicta or Ogilby Improv'd.*

- 1724 **Herman Moll** produced a series of county maps in *A New Description of England & Wales.*

- 1725 saw the first map based on trigonometry, **Henry Beighton's** *Warwickshire.*

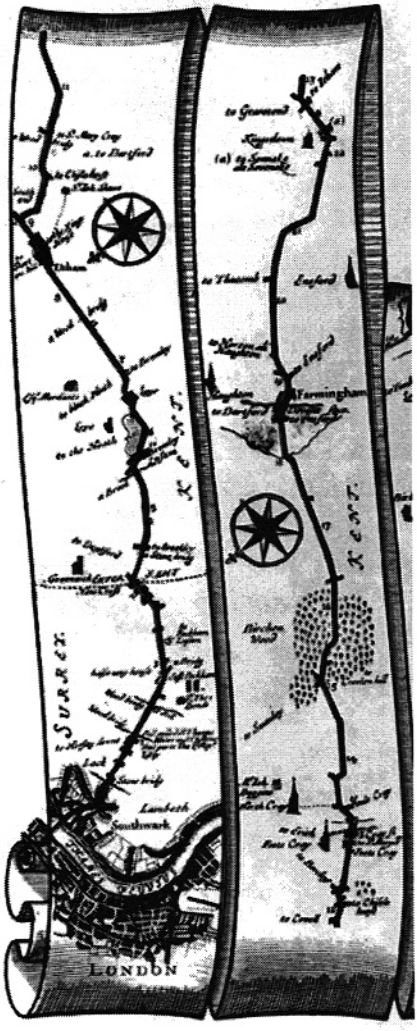
- Mid-18th century **John Rocque** issued county and town maps and is best remembered for his large scale one of *London and Westminster,* and *London and the area 10 miles around*, both in 1746.

- 1787 **John Cary** produced finely engraved county maps with accurate depictions of roads in his *New and Correct English Atlas.*

- 1809 **Charles Smith** issued his *New English Atlas*, which was similar to Cary's.

- 19th century **Christopher Greenwood** produced an almost complete national set of 1" maps.

Chart 4: Strip Road Map (Ogilby 1675 London South to Kingsdown, Kent)



Some Points to Note about Early Maps

- ⇨ Contour lines depicting height only came into use in England in the mid-19th century. Prior to this, notably in the *Old Series* Ordnance Survey *hachuring* (hill shading) was used and this is why hilly districts look so very dark on those maps.

- ⇨ Nowadays maps are usually printed with north at the top of the sheet. It was not always thus—in mediaeval times, and later, east was at the top because of its religious significance.

- ⇨ A mile has been counted differently in different places and ages. The present English statute mile was established in 1593 but even long after that local maps were still drawn using the locally accepted mile measurement.

Examples and further commentary on early British maps can be found in Harley (1972), Harvey (1993 b), Hindle and Richardson. There are separate sections in the present book discussing other historical maps such as *Estate Maps, Enclosure Award Maps* and *Tithe Maps.* The atlas by Hall & Haywood is recommended to those wishing to gain an appreciation of British history through new maps and historical commentary.

The Ordnance Survey (OS)

In the second half of the 18th century the military need for countrywide, standardized, topographical maps became apparent. The army's Board of Ordnance began triangulation work in 1784 and the *Trigonometrical Survey,* now the *Ordnance Survey,* was founded in 1791. *Environs maps* for the area around a certain city or town were first produced in 1710 by private firms; they concentrated on the town's market area and ignored county boundaries and were in great demand. The O.S. was the first to produce a national series of maps not confined to county boundaries. Ordnance Survey maps are considered the standard source for the delineation of historical changes during the 19th and 20th centuries.

The 110 sheets of the *First Edition* (or *Old Series*) of 1" to the mile were produced between 1801 and 1873. Precise dating is difficult since:

- Publication was up to 20 years after the survey date.
- Revisions were made but still published with the original date.

Reprints of many *Old Series* maps have been made by the publishers Harry Margary (original 1st editions, in volumes, see Ordnance Survey reference and **www.ordsvy.gov.uk**) and David & Charles (folded form, with the addition of later railways etc., over 1,700 localities & dates now available from booksellers and **www.alangodfreymaps.co.uk**/).

In 1840 work began on a *New Series* including 1", 6", 25" and some 50" scales; the three larger-scale ones allowing roads, fields, buildings and other features to be shown at their true scale rather than 'larger-than-life' in the 1" maps.

Publication started in the 1870s and they have all been revised frequently since then, with the date of the field survey given in the bottom margin. The 25" maps showed civil and ecclesiastical boundaries which are of great use to the family historian. The 25" maps were accompanied by over 5,000 reference books called *Parish Area Books (1855-1872)* and *Books of Reference (1873-1886)* which showed the area of each land unit and its use, but they only cover about one quarter of England & Wales (Hindle has details). There was a national revision of this series in the period 1893-1898.

The survey for the *Third Edition* of the 1" was done 1901-1912 and published 1903-1913 in different formats, for example coloured, hachured and black-and-white. The survey for the *Fourth Edition* was done 1913-1923 and published 1918-1926 in both black-and-white and coloured formats. The Ordnance Survey maps were based on engraved copper plates up to, and including, the *Fourth Edition.*

Subsequent editions have been produced from drawings by photolithography, which has allowed speedier revisions to be made. All pre-WWII series (1", 6", 25", the more recent 2 ½") and the more detailed town plans are described by Harley (1964, 1975, 1979) who includes guide maps to the sheet numbers.

The Ordnance Survey has also published a 1" *Geological Survey* from 1835-1888, and several *historical maps* at various scales (see Richardson). Oliver (1993a) is the most up-to-date summary of what scales were published for what localities at what times and gives much interpretative material. Hindle is the best reference for the family historian wanting more detail on O.S. maps. Some examples of Ordnance Survey and other publishers' maps are shown in Charts 5-9, and Rideout describes his successes finding how his family lived, by using O.S. maps

Chart 5: O.S. 1st Edition 1" Windsor Area

Surveyed 1822 (railways, but no other details, added 1891) Black & white with elevation shown by hachures. Reproduced from the 1891 Ordnance Survey map

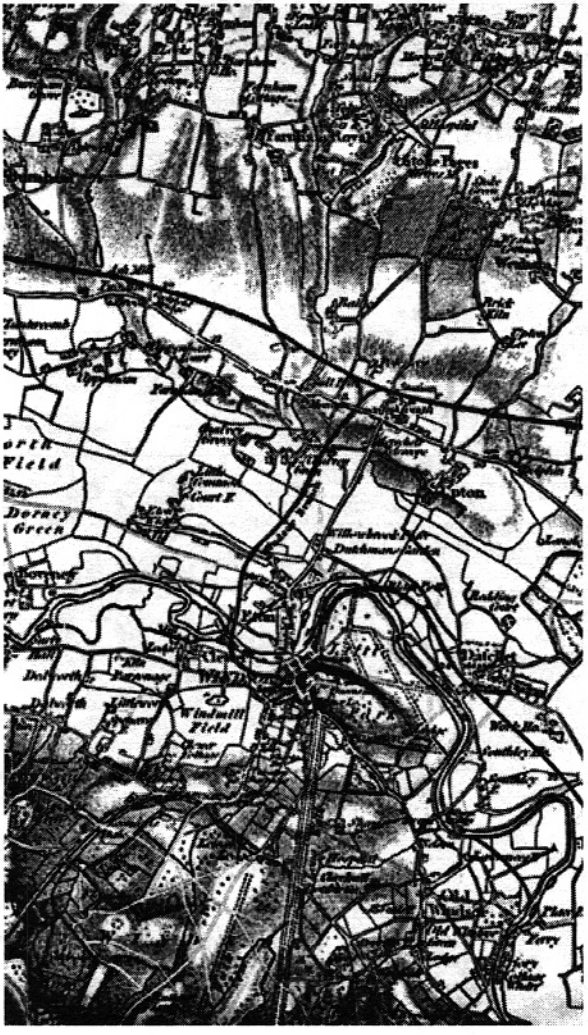


Chart 6: O.S. 2nd Edition 2" Windsor Area

Surveyed 1874. Note growth of Slough in north from 1822. Elevation shown by contour lines. Reproduced from the 1880 Ordnance Survey map.

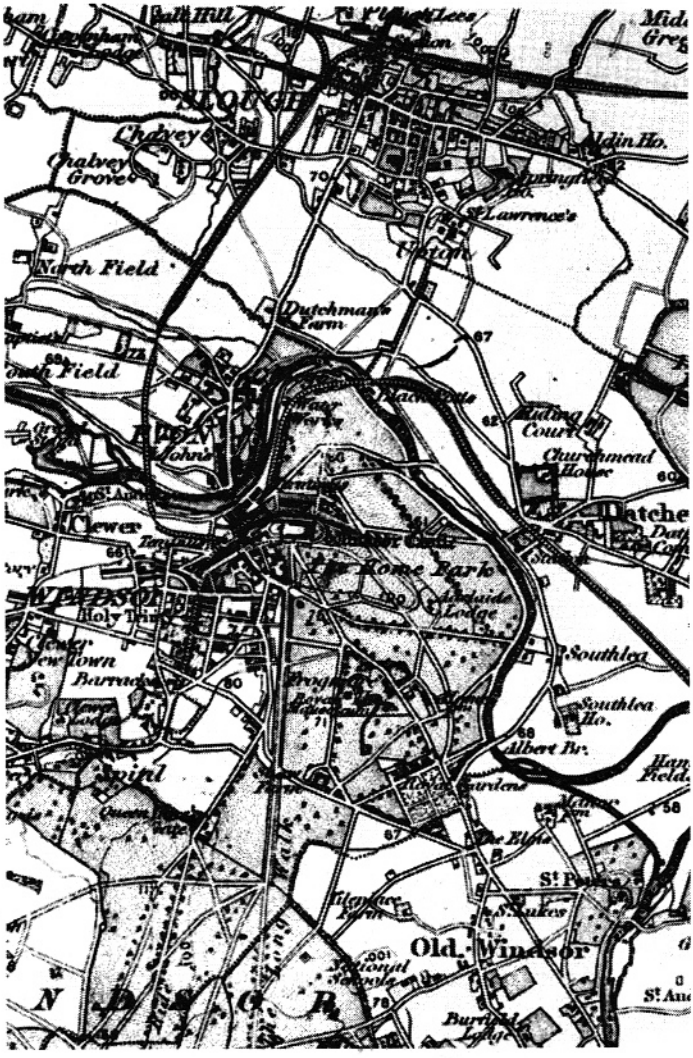


Chart 7: O.S. Tourist Map 1" Isle of Wight
Surveyed 1856-69, published 1873-6; revised 1893-4, 1901, 1913; printed 1919; roads revised 1925; minor corrections 1928. Elevation shown by hachure, colour & contour lines. Reproduced from the 1928 Ordnance Survey map

Chart 8: Bart's 1/2" Exmoor, Devon

1935 Elevation shown by colour and contour lines

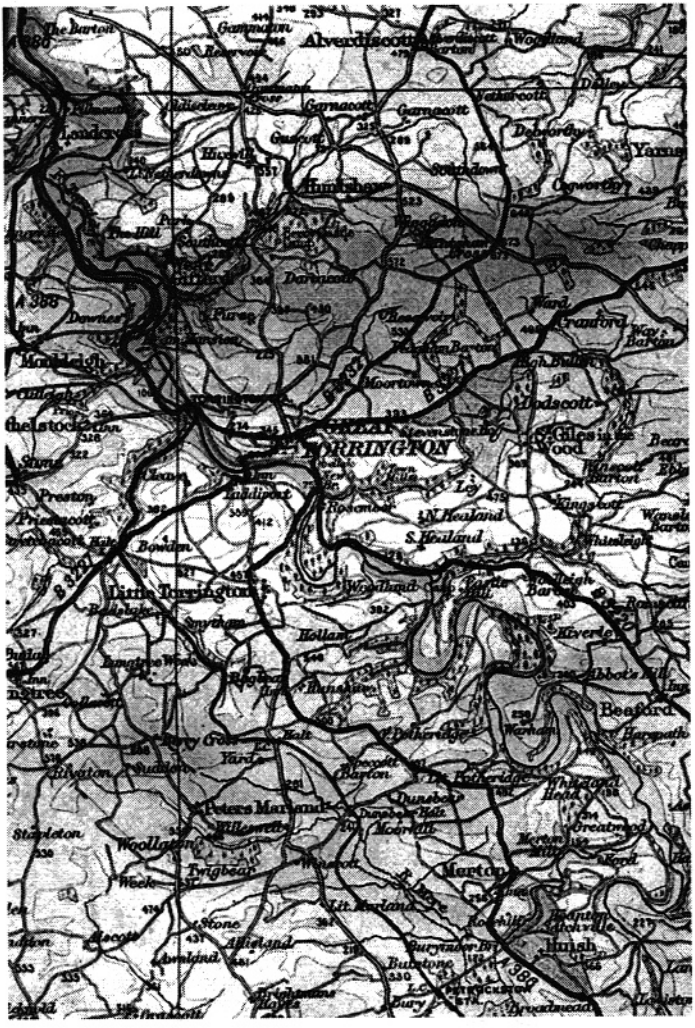


Chart 9: Geographia 3" Woodford, Essex
Undated, probably 1930s

Counties & Unitary Authorities

On the following pages are maps of England & Wales with the pre-1974 counties *as they are used in genealogy*, and post-1974 counties as the archives tend to be organized. Note that there have been further re-organizations of county boundaries since 1974, especially with the ongoing establishment of *Unitary Authorities* all over the country; Wales consistently uses them. A unitary authority is a local government body which forms a single tier of administration. Similar areas used to be called *county boroughs* until their abolition in 1974. After this there was a two-tier arrangement where each county had a council and contained multiple districts with councils of their own. In common usage unitary authority areas are not usually referred to as counties. London boroughs (including the City of London), and the Isles of Scilly, are also counted as unitary authorities.

Listings of English & Welsh unitary authorities can be found at: **www.fact-index.com/s/su/subdivisions_of_england.html**

There is a map at: **www.pickatrail.com/jupiter/location/Europe/england/england.html** and another map with links to local government websites is at: **www.gwydir.demon.co.uk/uklocalgov/localgov.htm**

The Registrar General produced an incomplete series of Ordnance Survey maps marked up with boundaries of registration districts and sub-districts; these are at TNA (RG 18) but do not seem to be available elsewhere.

Chart 10: English & Welsh Counties Pre-1974

Reproduced with permission of The Federation of Family History Societies

Chart 11: English & Welsh Counties Post-1974

County Maps

The county was the basic unit of regional mapping from the mid-16th to the mid-19th centuries, and most counties have more than 100 individual maps. These include both original and printed editions, but for the family historian it doesn't much matter and they may be consulting microforms anyway. What is more important is whether the map is from a new survey or was plagiarized from former maps, a common practice prior to the mid-19th century.

Harley (1972) and Hindle can be consulted for the history of county maps and national, county and archive-based bibliographies. The older commercial county maps were effectively replaced by the new and more precise, but non-county-based Ordnance Survey 1" series.

However many other publishers continued to issue county, *regional* (Lake District, Fens, Cotswolds, Peak District etc.) and *environs* maps for special purposes such as hiking, cycling, and road maps for tourists, geology or electoral districts.

The English & Welsh family historian should become totally familiar with *The Phillimore Atlas & Index of Parish Registers* (Humphery-Smith), including the very important introduction. This volume should be in every decent library specializing in British records—if it isn't, do suggest its purchase to the director or chief librarian.

It includes all the IHGS (Institute of Heraldic & Genealogical Studies) county maps with parish boundaries colour-coded for dioceses, and Bell's 1834 topographical maps with county divisions which will greatly facilitate the understanding of the area. The parishes are the *ancient parishes* up to 1832; other sources need to be consulted for parishes created since then, largely in the 19th century Victorian population explosion and migration to the cities, such as those for London by Webb. Another related book is that on parish boundaries by Winchester and Litton has two useful advice columns..

Maps and gazetteers showing registration districts and the old county divisions called hundreds, sokes, wapentakes, lathes, rapes or wards are essential to ascertain the higher jurisdictions having records of your parish. The parishes in the old poor law unions used as a basis for census and civil registration districts are indexed by Christensen (2001). The National Index of Parish Registers series (edited by Webb) indicates the hundred and poor law union for each parish.

Sometimes there are maps available, for example:

- Essex Record Office has a map of registration districts and hundreds in their guide (Essex Record Office).

- West Sussex Record Office's guide has a map of rural deaneries, peculiars and parishes (Wilkinson).

- Manchester & Lancashire FHS have published a detailed map of the changes in Manchester registration districts over time (Coupe).
- County histories have such maps, for example Sellman has a map of Devon hundreds.

- Peskett's guide to Devon & Cornwall registers has maps of the deaneries.

- Three maps of the named Registration Districts for England & Wales for the periods 1837-1851, 1852-1946, and 1946-1965 respectively, are available from: The Institute of Heraldic & Genealogical Studies, Northgate, Canterbury, Kent, England CT1 1BA and are posted at some Family History Centers and libraries. They show the counties and the Registration Districts labelled by name and volume number.

- *Church of England Parishes in Cumbria* based on an 1829 gazetteer by Cumbria Archives & Planning Departments 1985.

Any map user faces four problems (Harley 1972):

- Dating the content of the map, not just the publication—modern archivists and librarians are usually pretty well up on this aspect.

- The map-maker's sources, particularly as a common practice was to plagiarize previous maps without acknowledgement, especially with smaller-scale maps.

- Completeness of the map; here a realistic approach to the scale and reading any introductory notes are important, and comparison with other contemporaneous cartographic and written sources.

- Any bias or subjectivity of the map-maker. Each surveyor had a different facility for detail and accuracy, and different interests in historical, horticultural, industrial or other aspects of the landscape. Harley (1972) comments that map-makers were human and some of their products *have more of the qualities of a portrait than a photograph.*

A map of a single county is convenient in many ways but it has to be remembered that ancestors did not always live their lives within the boundaries of one county. It is essential to look at least 15 miles around a rural place and as far as the nearest market towns and larger city; for town dwellers their trade and ancestors may be based in the surrounding villages or perhaps stretch to other towns and cities. The O.S. maps encourage the researcher to cross county boundaries as they are based on rectangular areas not counties.

Town Plans

The earliest town plan is of Bristol done by Ricard about 1479, but few others exist before 1612 when Elizabethan surveyors had developed the necessary skills. 16th century town maps may have been included at the side of a county map, or as an estate plan if a single landowner held a town. Early ones were really pictorial views which tended to exaggerate the larger buildings at the expense of the dwellings of the poor:

- *Perspective views,* as if looking from a hill or tower.
- *Bird's eye views* from a higher angle (30° to 60°), see example in chart 12. Since balloons were not invented until 1783 the spatial relationship skills of early cartographers were impressive

The researcher will also find *prospects* which are really views from a low level not plans.

Later maps are *true (ichnographical) plans* showing only walls or outlines of buildings, and these are rather more accurate as to the relative sizes of buildings and other features (see Chart 13). However it is wise to note that many town maps were drawn up showing buildings, railways, canals etc. which were *planned but never built.* West (1983) has a good list of town maps and plans produced from 1600-1900, but there are few outside London before 1800. Rapid growth of cities and towns and the arrival of the railways in the 19th century created a demand for frequent new maps. The Ordnance Survey commenced publication of large scale town plans in the 1840s, taking over from the private cartographers.

Plans or views of the principal towns can be found as insets on county maps, as single sheets, in book form, or as illustrations in books; some tithe maps also included urban areas. Hindle and Harley have excellent discussions on town plans and maps. Gibson & Brinkworth have published a comprehensive edition of the town records, including a street-indexed map, pedigrees of leading burgesses and much local history for the borough of Banbury.

Town plans made for specific purposes (Hindle) include:

- *Parish* and *ward maps* 16th-19th centuries.
- *Land ownership maps* 17th-19th century, often the urban equivalent of the rural estate plan.
- *Insurance plans* 18th – 20th centuries.
- *Improvement and planning maps* 1790s onwards.
- *Urban railway plans* from 1830s.
- *Medical and social maps* from 1830s cholera maps to Charles Booth's 1890s social maps.
- *The Drink Map of Southampton*, an 1878 pamphlet published by St. Mary's Church of England Temperance Society, shows 522 licensed premises! (see Hampshire Family Historian Volume 31 #1, page 9).

Original large scale town plans at 5 feet, and 10 feet to the mile are listed by Hindle, and Godfrey has reprinted many 15" and some 5' maps which are of great use for 19th-20th century research.

Chart 12: A Bird's-Eye View Town Map (Norden 1595 Chichester, Sussex)

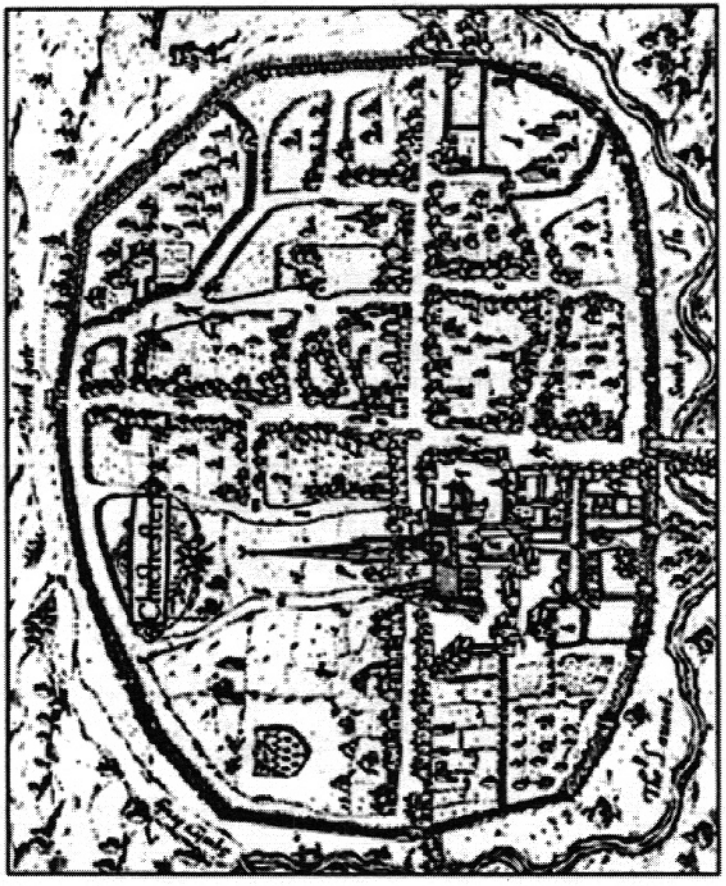


Chart 13: Town Plan (William Gardner 1769 Chichester, Sussex

London

Greater London comprises roughly 900 square miles and basic maps of London jurisdictions pre-1974 and post 1974 are given in Charts 14-15. The growth of London from 1822–1903 can be followed in the detailed 1st, 2nd and 3rd edition Ordnance Survey maps in *The Village London Atlas* by Alderman Press. Greenwood's 1827 map of London can be accessed at **http://users.bathspa.ac.uk/greenwood/** and John Snow's 1859 London map can be seen online at: **www.ph.ucla.edu/epi/snow/1859map/map1859.html**.

A circa 1908 atlas for London & 25 miles around has been put on CD by J. and A. Catlyn. Webb's series of *Research Aids* booklets available from the West Surrey FHS are of utmost use to the researcher in Greater London and include:

- #2 (1996). *Suburban London—A Map Showing Parish Boundaries Pre-1837.*
- #6 (1998). *Guide To Genealogical Research In Victorian London* which details all Anglican parishes outside the City created before 1870, with a map showing their boundaries.
- *#8 (1982). A Genealogical Gazetteer of Mid-Victorian London*—a street index keyed to #6.
- #15 (1999). *Genealogical Research in Edwardian London*—to be used in conjunction with #6 but for the parishes established up to 1903.
- #30 (1991). *Streets, Parishes and Wards of the City of London.*

Dickinson, also of the West Surrey FHS, has produced indexes and a key to the Godfrey edition of the O.S. maps of London which include every item on the maps.

Chart 14: London Pre-1974

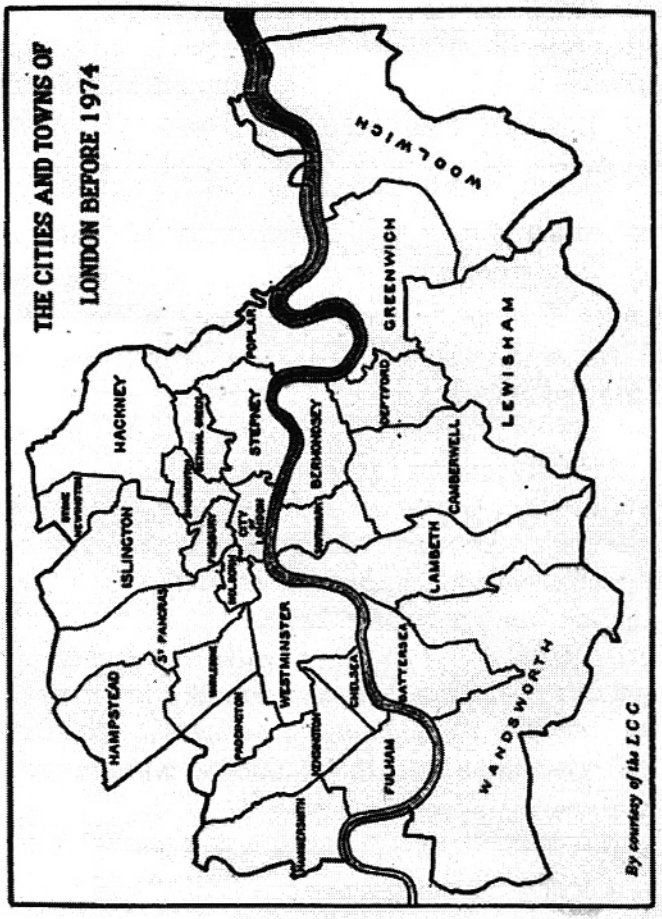
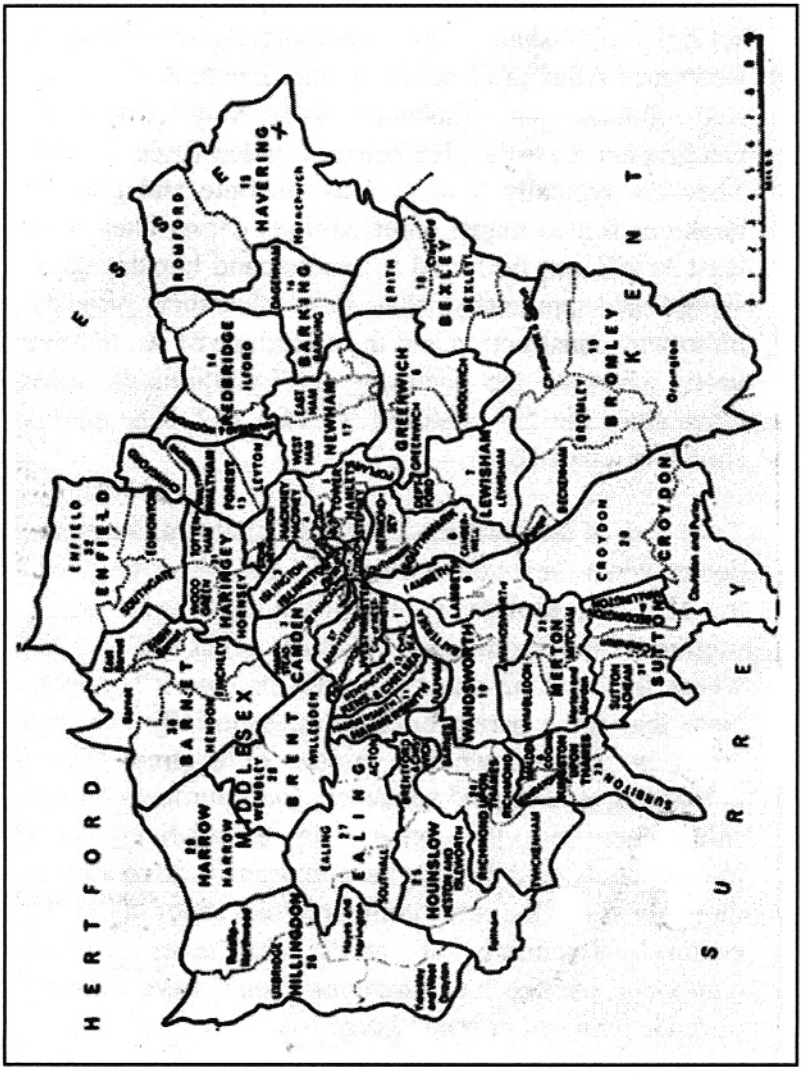


Chart 15: London Post-1974

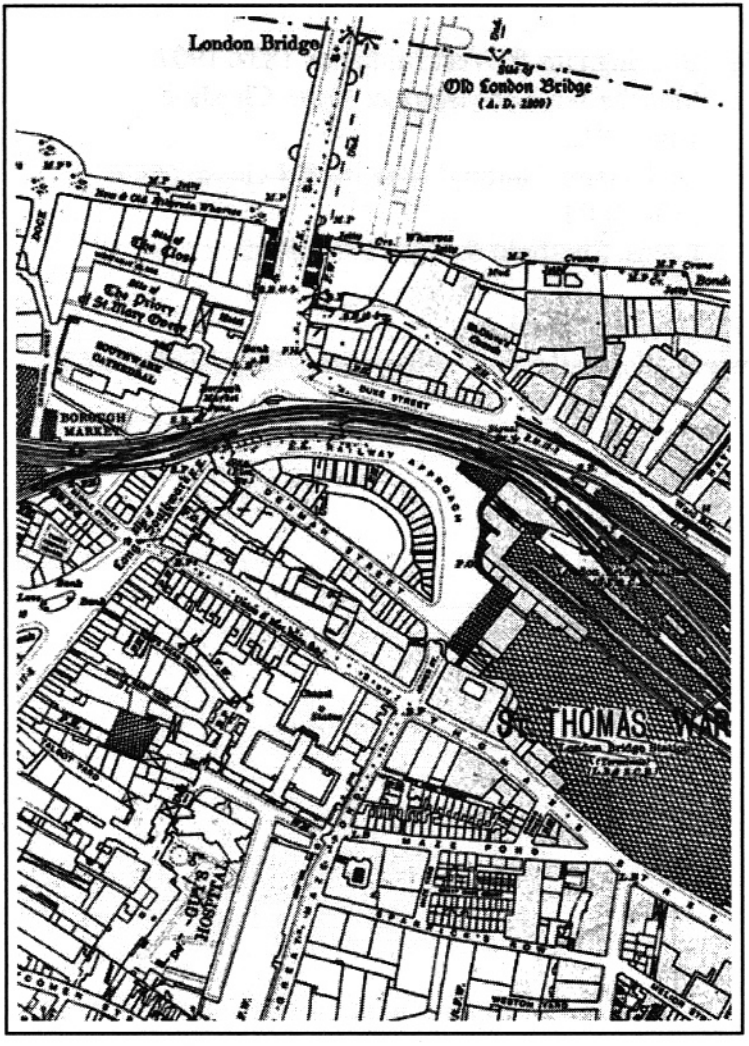


Street Maps

Most cities and larger urban areas have modern indexed street maps, often called *A to Z Maps*, available from several publishers for example Bartholomew's Reference Atlas of Greater London, Estate Publications Red Books, Geographers' A-Z Map Company, Geographia A1 Atlas, Nicholson London Street Finder. They are typically 3 to 4½" to the mile and may be books or folded maps; older editions dating back to at least WWII can be found in secondhand bookshops. It should be appreciated that slum clearance projects, motorway construction and the attentions of Adolf have vastly changed the roadway configurations in most cities since the 19th century. Part of a 15 " O.S. map is shown in Chart 16.

Take note of the local roads, rivers, canals, railways and docks, when they were constructed and where they lead to. This can provide an important clue as to where migrants came from; poor migrants often settled right where they got off the boat, train or carrier's wagon. Note that some parish boundaries, especially in urban areas, go right down the middle of a street. Street numbering in a logical sequence, (odd numbers on one side, even on the other), is a relatively new phenomenon, and it is quite common to have two or three houses of the same number in one street in the 19th century! Renaming of roads also causes much confusion, but the local archives should have a listing of roads renamed or renumbered.

Chart 16: O.S. 15" Bermondsey, London 1914



The Village Atlas series mentioned for London above, also has volumes (referenced under Alderman Press) covering:

- Birmingham & West Midlands 1831-1907
- Manchester, Lancashire & North Cheshire 1840-1912
- Derbyshire, Nottinghamshire & Leicestershire 1834-1904
- Leeds, Sheffield & York 1840-1910

They can be found at:
www.village-atlas.com/village-atlas/village_index.html

ESTATE MAPS & RECORDS

An *estate map* is a large-scale plan of the property of a single land-owner, whether of one farm or the vast lands of the wealthy. In mediaeval times estate surveys were usually presented in written form, but from the late 16th century surveyors were employed to periodically map the estates of more prominent land-owners. With maps the land-owner could plot enclosures and subdivisions, and boundary disputes and legal battles over land could be settled. Private estate mapping continued and overlapped the arrival of the large-scale (25") Ordnance Survey maps in the 1870s. Early estate maps pre-date enclosure and tithe maps, and are therefore unique; a large land-owner may hold a whole parish and his estate records describe the whole community. Surveys of estates were very often done when they changed hands so that the new owner knew exactly what it comprised. Some land-owners paid for an extra copy of the tithe map (1838-1854) to be made for their own use as an estate map, this being a much less expensive alternative.

Estate maps were drawn to a much larger scale and show fields more accurately than the general approximations on late 18th century county maps. The accompanying books of reference called *estate terriers* often list tenants names and acreages and perhaps the terms of their leaseholds, but do not always link them to specific estate property like the tithe maps do.

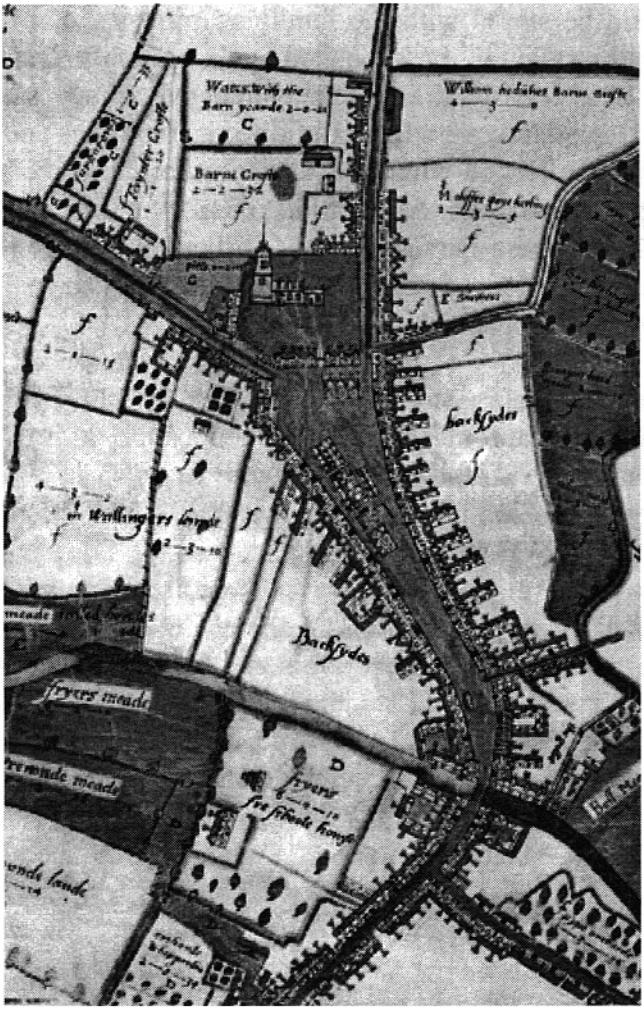
Most estate plans were in colour but ignore relief and the details of adjoining estates. They depict the owner's and other major houses on his estate, nearby churches, court house, inns, almshouses, barns, and the school. Some include details of building materials such as whether the roofs were tiled or thatched and which windows had glass. Included will be industrial sites such as forges, furnaces, glasshouses, brick and lime kilns, chalk, sand, stone, marl and gravel pits, tanyards and saltings, and the ubiquitous mills (wind, water and tide, fulling, corn and paper).

Waterways were noted because they were important for drinking water, transport, power and as boundaries. All local communication routes down to the smallest lanes, droveways, tracks and bridlepaths, plus the toll bars, fords, bridges and ferries are shown and thus provide an unequalled picture of your ancestors' surroundings. The maps vary considerably in extent, scale, size, content, detail and ornament, some being decorated with local scenes, wildlife and heraldry.

Chart 17 shows an estate map from Chelmsford, Essex and other styles are depicted by Hindle.

Chart 17: Estate Map Showing Stylized Buildings (Walker 1591 Chelmsford, Essex)

This is somewhat between a plan and a view, having stylized depictions of the buildings.



Finding Estate Maps

Estate records are private documents, of-course, and finding and getting access to them can be a problem. They will be amongst the estate papers of the families who were the village's principal land-owners. These could be stored with the family muniments, or by the family solicitor, or deposited with a county archives (not necessarily the one in which the village sits as estates often covered parts of different counties and the whole collection would be kept together), or have been deposited at TNA. Archives list them by parish and can tell you where they are located if they don't have them on hand. Many estate photographic copies have been added to a local archive collection.

Emmison estimated there to be over 20,000 pre-1850 private estate maps in record repositories in 1966 (Harley 1972) and Hindle's figure in 1998 is 30,000; more are being unearthed all the time. About one tenth of them cover whole parishes, the rest only fragments of one or more parishes, however there are many parishes that have no estate maps. Although most estate maps are rural in nature there are some for industrial areas, for example the mining districts of Cornwall, Northumberland and Derbyshire. A variety of examples of estate maps & other records include:

- Kent Archives Office, Canterbury Branch has published a *Catalogue of Estate Maps 1590-1840* which has been fiched.

- A notable estate comprising lands in several counties is that of the Earls (now Dukes) of Devonshire who live at Chatsworth, Derbyshire. The surveyor's records are the subject of a book by Fowkes & Potter which includes maps and names of tenants with details of their leases.

- *A plan of a freehold estate situated at Lewisham belonging to Mary Edmunds and William Willcox Teete, containing in the whole 2 acres... manuscript plan, hand coloured on stiff paper backed with linen, scale 4" to 100ft, adjoining owners named... signed by parties concerned... slightly dusty Dec 30th 1865.* Noted for sale at **www.localhistory.co.uk** for £45.00.

- Beech has interesting comments on estate maps of the London area, Cumberland, and Northumberland at TNA.

- Chapple has written about life as a labourer on an estate.

- Armitage wrote about 14 families who lived on large estates (all now National Trust properties), about the buildings and way of life of owners and their employees with diversions into all kinds of interesting topics such as icehouses and dovecotes.

Building Plans

Local authorities have had the power to control the construction of buildings since at least the early 18th century, and have been increasingly active in doing so since the 1830s when the link between public health and the state of buildings was recognized. Developers had to submit plans detailing the type of building material, thickness of walls, spaces between buildings, methods of construction, drains etc. for approval. A copy of the plan was kept by the local council and an indexed register drawn up for the many thousands of them that accumulated.

Building plans can give the family historian very precise details about public buildings, commercial and industrial development, standards of working class housing, even for buildings demolished long ago. The physical appearance of Victorian towns and the work of local builders can be reconstructed in more detail than from contemporary photographs, if indeed the latter exist at all.

To locate appropriate material the county archives should be contacted first of all, and the researcher should be prepared for plans that are stored in musty attics and cellars in various sites. The present keepers of the plans may not be convinced of their historical value so persistence is necessary but potentially rewarding. Researchers in London should consult the huge *Survey of London* in 44 volumes (Bird & Norman) which has plans of streets, major buildings and dwellings together with their histories and occupants through the years. Cookson's *Short Guide* is a useful reference.

Fire Insurance Plans

Fire insurance companies have been using their own unique maps for identifying fire risks of buildings for over 250 years. These very large-scale plans contain information on boundaries of buildings, number of stories, position of skylights, construction materials and a wealth of other practical information. They can give a good impression of working conditions. At first each fire insurance company drew up their own plans but from 1886 to 1970 the firm of Charles E. Goad Ltd supplied them to all companies, usually at the scale of 1:480 (1 inch to 40 feet).

A set of Goad's plans for most of the important towns and cities of the British Isles is at the British Library on microfilm and indexed, thus copies can be requested. Further information and an example are at:
www.bl.uk/collections/map_fire_insurance.html.

The Guildhall Library has the plans for the City of London for a selection of dates.

Estate Records

Large landowners accumulated a number of documents concerning both evidence of title and administration of their lands. The estate owner might be an individual, a family, church, university, college, charity, corporation, county council and so forth. Surveys can give so much detail about the tenants and employees as well as the owners.

An 1851 survey of Sir Richard Tufton's estate, Bloors Place, Lower Rainham, Kent describes the house rooms and all the outbuildings in some detail. It then goes on to make comments on the fields, and that the tenant, William Smart was *highly respectable* and *from the appearance of his farm, stock, etc. a man of substantial property* (Holley).

Giles recounts fascinating experiences looking at estate papers in Cheshire which included wage books, tenant listings, deeds, boxes of letters, game books and estate diaries from the 11th to the 19th centuries. Ancestors are found haymaking, mowing thistles, poaching, being evicted for non-payment of rent and other daily duties and mishaps. Camp cites estate rentals and labour books showing how a sub-tenant moved up to become a tenant, then became a parkman living in the lodge, and finally retired to an estate cottage.

The accounts survive for the Lodge in Richmond, Surrey and show wages and expenses of all the domestic and outdoor staff (Chart 18). The reference to the *late Queen* must refer to George II's wife Caroline who died in 1737.

Chart 18: Richmond Lodge Accounts 1750

An Account of One Quarter's Allowance to Several Servants Belonging to Her Late Majesty's Lodge at Richmond, Which became Due at Christmas 1750; Of Rents to Several Persons for Houses and Lands at Kew & Richmond; And, Also of Several Incidental Bills Relating to the Said Lodge.

[selected entries] Film 0800462

Mrs Eliz: Powell housekeeper, for herself & servants	25. 0.0
Ditto for pails, mops, brooms, & several other contingent charges	7.10.0
Mrs Amy Duck, housekeeper at Kew	7.10.0
Mr Thomas Greening junr for keeping the farm	50. 0.0
Ditto for the mole catcher	2.10.0
Ditto for keeping the kitchen gardens	52.10.0
Ditto for taking care of that part of the Menagery where the fruit trees grow	3. 0.0
Mary Turner dairymaid	6.11.0
John Gray for keeping the engines in repair	1. 7.6
Charles Scott, corn for the game	29.18.6
Robert Soule park-keeper for keeping dogs etc	8.15.6
Mary Hart for looking after the cows	2. 7.0
Rat catcher	3. 0.0
Kemble Whatley carpenter	30. 5.1
Francis Vallotton, keeper of Her Late Majesty's library	8.18.6

Enclosure Records

The enclosure movement was that process by which *the common fields, shared pastures and scattered strips of arable land which made up the rural landscape of Mediaeval England gave way to the hedged fields and consolidated farms* (Beech) of the 19th century. There was a national benefit in that agricultural productivity increased, but larger farmers benefited the most as smaller freeholders were often eased out in the process.

From 1235 manorial lords were allowed to enclose, with hedges, ditches, fences and stone walls, certain common land for arable or grazing purposes. This was known as *assarting* and meant that other parishioners no longer had common rights such as pasturage, *pannage* (letting pigs feed on acorns & beech-mast) and collection of wood etc. on these pieces of land (see TNA research guide D74).

This system worked well on manors with large commons and wastes (moorland, woodland & marshland) because sufficient common lands survived. It obviously wasn't popular in the largely arable *open-field* Midlands where commons were much smaller, and the large land-owners were keen on rearing more profitable sheep on the enclosed lands, thus displacing the people.

Tate (1983) has an excellent chapter on how the open-field system actually worked and how it was modernized by enclosure, and Hindle has a discussion and good illustrations.

Hollowell is a detailed study of all types of enclosure, with many original examples & transcriptions, information about the process, the surveyors, their methods and the issues surrounding enclosure. The protest movement which resulted in much detail about participants in local newspapers, is detailed by Ward.

Even by Elizabethan times (1558-1603) much land had been enclosed by amalgamation of strips by common consent, thus allowing farming of land *in severalty* (independently of others). Closely associated with enclosure is the consolidation of two or more farms into one holding, known as *engrossing.*

From the 16th century landlords were allowed to enclose arable land for pasturing sheep, cattle or deer. From 1601 a series of individual private or local governmental *Enclosure Acts* allowed owners of 75-80% of the parish land to force enclosure (inclosure was the legal term). Enclosure commissioners were appointed to reallocate land in the parish by acreage and quality to named land-owners, farmers and graziers; ordinary tenants and labourers are not mentioned in the records.

From the mid-18th until the mid-19th centuries freeholders in most parishes in England & Wales were formally allowed to amalgamate their dispersed strips by exchange or purchase into more efficient farming units, as in this example quoted by Tate:

2 March 1765. Steeple Aston, Oxfordshire, Vestry Book

(punctuation added)

It [is] agreed to change land in the Dean by Will^{m} Wing, Rich^{d} Prentice and Rich^{d} Fox, for Will^{m} Wing to have Rich^{d} Fox piece above the stile for his piece below, and for Rich^{d} Prentice to have three lands of Rich^{d} Fox next to his land under the Dean hedge shooting into Short Clay Furlong for his two lands in the Dean and for six years at Saint Micahill next. By we

W. Wing, Rich^{d} Fox, Rich^{d} Prentice

The General Enclosure Acts of 1801, 1836 and 1845 eased the process but individual acts of parliament were needed; the legislation did not affect Ireland or Scotland. A rough guide to the main enclosure of counties by date is given in Chart 19 (from Hey).

Chart 19: Dating the Enclosure Movement

DATE	COUNTIES
	Private and Piecemeal
Pre-1700	Cornwall, Devon, Somerset, Worcestershire, Herefordshire, Shropshire, Kent, Essex, Suffolk, Hertfordshire
	Parliamentary (By Act of Parliament)
Pre-1760	Midland counties of Leicestershire, Northamptonshire, Rutland and Warwickshire.
1760-1780	Nottinghamshire, Lincolnshire and the East Riding of Yorkshire.
1780s-1830s	Middlesex, East Anglia, Cambridgeshire, Surrey, Herefordshire, Somerset, Berkshire, Oxfordshire, Bedfordshire, Buckinghamshire, Huntingdonshire, Lake District

Enclosure Awards

The *Enclosure Award* was the formal document, typically a large book, giving the terms of the enclosure or regrouping of land holdings. The awards made allotments of quarries, gravel- and sand-pits for the overseers of the highways, and delineated public rights of way such as roads, footpaths and bridleways (see TNA research guide D75). Accompanying the award was a map and a schedule of the owners and their holdings. Two copies were made, one remaining in the parish chest and the other with the clerk of the peace for the county. Where they survive, both copies have usually made their way to the county archives, although there are a few in TNA where they have been enrolled by decree in one of the equity courts.

Enclosure Maps and Schedules

Enclosure maps of the new holdings were made, sometimes with pre-enclosure ones for comparison, and are cross-referenced to the relevant awards. In total, about 70% of all enclosure maps have survived, later dates being better represented. The details shown vary—some show individual fields and buildings, but mostly only the overall acreage of each landholder. If enclosure took place by mutual agreement then hedges or walls were erected around the newly created blocks following their ancient curved boundaries.

Parliamentary enclosures were those done by act of parliament when the land-owners could not agree amongst themselves, and the new fields typically had straight edges and the landscape acquired a more rectangular aspect.

New roadways (*enclosure roads*) may have been made across former open-fields, and are characteristically straight and very wide (30-40 feet) to allow grazing for farm animals on the move and for travellers to ride around holes! Aerial photographs show these features very well.

If there is no early estate map, the enclosure map may be the earliest large-scale map available for a parish or township as it usually pre-dates the tithe map and the Ordnance Survey. It is most useful to compare the enclosure map with a later large-scale map to track the ancient layout of the village and its growth. However, there are few places for which both an enclosure map *and* a tithe map were made. This is because early commutation of tithes was often written into the enclosure awards and thus there was no need for a separate tithe award; see *corn rents* under the section on *Tithes* in the last section of the book.

The *Enclosure Schedule* gave such details as the land-owners' names, extent of holdings, nature of tenure (freehold, copyhold etc.) cross-referenced to the map.

Enclosure documents tend to be large and unwieldy but many are filmed with the maps in sections and hence are more manageable. The survival rate is good because several copies of the originals were made. The vast majority are in English and sometimes modern transcripts of these documents are available as well. If they are not available through the FHLC- TOWN – LAND & PROPERTY then contact the County Record Office.

Some examples of enclosure records with maps at the FHL include:

- Cheshire—Woodchurch 1826 on film 2106348 Derbyshire - Baslow, parish of Bakewell 1826 on film 1041697.

- Gloucestershire—Frampton Cotterell 1831 and Bitton 1827, 1865 on film 2093081.

- Lincolnshire—23 parishes in Horncastle area in FHL book 942.53 E3r.

- Yorkshire—Monkton Moor, 1787, 1831 on film 2093581.

- Yorkshire – Stillingfleet 1753 enclosure (unusually also has 1842 and 1838 tithe apportionments).

Books about single parishes will typically have details of the enclosure awards and maps, for example Coleman's book on Chalgrave, Bedfordshire. TNA has research guides to enclosure records - D86 general information and D87 which is an actual example with map for Anstey, Hertfordshire 1832. An example from Sheriff Hutton, Yorkshire is given and discussed by Tate (1972) who also produced a handlist of Buckinghamshire enclosure acts and awards.

There are no enclosure or tithe maps for most ancient cathedral cities or for the cities of London, Westminster and Southwark which had their own special arrangements.

Communication Maps

Search out historical cartography books which show modes of transport accessible to your ancestors at different time periods. For example Sellman's book on Devon includes maps of turnpike coaching roads, canals and railways. The researcher should note where the nearest market towns were, remembering that our ancestors frequently travelled by water as well as on land. Market towns were where goods were bought, sold and exchanged, clubs and societies met, spouses found, and hiring fairs took place. Older routes to search for include:

Early roads

These were of-course the main reason for maps to be made from mediaeval times, including 13th century trade and pilgrim routes. Mistakes were sometimes made and as maps were freely copied the errors were perpetuated; Hindle demonstrates the *non-existent and impossible* road in the Lake District that was first shown in 1749 and repeated by successive publishers until 1798! Larger-scale ones show the footpaths, bridleways and drovers roads (see *Researching English Occupations-Civilian Services*). Rights of way are given on enclosure and larger-scale Ordnance Survey maps.

Carriers' routes

Common carriers' routes can be ascertained from local directories, see *Researching English Occupations-Civilian Services* and then plotted on contemporary maps.

Navigable rivers

Most maps show navigable rivers, but their course may have changed over time either naturally or by man-made improvements during the late 17th and early 18th centuries. Ferries will be marked on even smaller-scale maps. There are separate *river navigation plans;* survivals include some from the 16th century. With tidal water the distinction between these and marine charts is blurred.

Coastal & Maritime Charts

These were made for mariners since Tudor times so land detail is shown only insofar as it assists navigation. Such charts can give a surprising amount of information about landmarks, ports, roads etc. within a few miles of the coast, since the British Isles has nearly 5,000 miles of deeply indented coastline, and inshore waters are often included. Coastal charts can be invaluable for locating long-silted-up harbours, parishes that have been eroded by the sea, churches now under sand dunes, coastguard stations or ancient lighthouses.

The Hydrographic Department of the Admiralty was formed in 1795 and took over production of various-scale maps from private cartographers. These are all precisely dated, (by date of production but not always by date of the content) and catalogued, unlike

the O.S. land maps. Harley (1972) should be consulted for further details, a map of coverage and chronology and bibliography.

Note: References to the *Commission(er)s of Sewers* had nothing to do with urban sanitation but with the drainage of areas (known as *levels)* of low-lying land, whether salt or fresh water. Their records, which mention owners, tenants and workmen from 1531-1930 are at county record offices (Owen).

Cartographic records were made whenever a line of transport cut into an existing built-up area or through established agricultural fields and woodlands. These maps probably still exist as three copies were required by Act of Parliament for major undertakings. There are four major types of these routes to consider:

Canals

The late 18th to early 19th century was the canal era, with over 3,300 miles constructed to connect with the 700 navigable miles of rivers. There are several series of maps of the canal network of Britain. The reader is referred to the section on inland waterways in *Researching English Occupations-Civilian Services* for a brief history of canals and life on waterways. Maps abound, for example there are maps for a proposed Weald of Kent Canal through Nettlestead, Hadlow and Tonbridge are on fiche 6073811(1). Note that this is one of many proposals which never came to fruition, but the maps and accompanying books of reference may still exist!

Roads

Demand for new maps and road books was stimulated by successive developments in road transport:

- The diversion and closure of highways, bridleways or footways during the Georgian period of estate improvement, as from 1773 the Quarter Sessions had to approve the changes and a map with proposed changes, field names, buildings and ownership was deposited with them, and should now be in the county archives.

- Turnpikes and coaches, including mail coaches, horse posts and foot posts in the 19th century. *Turnpike Trust* documents are available from about 1700-1875 and plans are commonly included from 1792. They included details of bridges, toll houses, buildings, field names, names of owners, occupiers, trustees, contractors and those who leased the toll-gates. Turnpike records should first be sought at county archives but could still be in local solicitors' offices, or have perished. Duckham gives examples from the Carlisle to Brampton Turnpike Trust in the Lake District in 1828 which include:

Chairman Thos Ramshay and eight other named trustees
John Milburn of Great Corby, mason to build a bridge
Tho. Hilton &--Armstrong, contractors to build a toll house

  However, the individual accounts of the toll bar keepers have rarely survived. Turnpike trust records from 1760-1840 (the golden age of coach travel) contain the first really reliable road maps.

- The road building work of Telford and McAdam in the early 19th century.

- Bicycles in the late 19th century.
- Motor cars from the early 20th century.
- Urban and cross-country motorways from the 1960s.

Railways

Railways were developed rapidly from the 1830s (see *Researching English Occupations-Civilian Services*) and each one had plans deposited with the authorities. The engineers usually extended their surveys for a quarter of a mile either side of the proposed line. In built-up areas and where a terminus was to be constructed, plans were on an even larger scale, with precise information on buildings that were to be demolished. These details are particularly useful if they pre-date the large-scale O.S. maps, and for periods *between* O.S. maps editions. Wignall gives detailed maps and details about all lines and stations, including those closed, preserved and still in use.

Trams

Trams ran on rails, at first drawn by horses or steam, and were introduced into London in 1870 from America. They were replaced by electric trams from 1904 but only operated in city centres as the rails (and later wires) were uneconomic elsewhere. Their use declined rapidly after 1950.

Trolleybuses

These were also powered by electric overhead wires but ran on the roads not on rails. Invented in Germany in 1882, they were introduced into Leeds and Bradford in 1911 and extensively used to get to work, school and social activities in urban areas until 1972.

Omnibuses

Omnibuses (*omni = going everywhere*) from the horse-drawn models of 1829 to modern diesel engines, were particularly useful in bringing rural dwellers into the towns for their weekly shopping, professional appointments and visits with relatives.

The development of cheap, efficient road and rail networks around cities meant that middle- and lower-class workers could now live in the suburbs away from their place of work. This had huge social consequences from the latter part of the 19th century. It is instructive for the researcher to study large-scale maps to discover how their ancestors might have travelled to work, church, school and sports and social activities. All these new routes would have included plans for bridges, subways and tunnels.

Study of such local maps reveals not only how they travelled and likely destinations, but if a new route impinged on their neighbourhood it may explain why your ancestors moved at a certain time.

If your ancestors lived close to any new (or proposed) line of communication the chances of more detailed information on their dwellings and land holdings are

greater because detailed plans in the proposals will show them.

Hindle has further details on transport maps, with many illustrations, and Harley (1972) contains a good bibliography for communication routes. Closer to modern times there are maps of telegraph, telephone and air transport systems, which also come under the purview of communications, but they are not considered here.

The sheer magnitude of collections of maps, many of which are inadequately catalogued at present, tends to daunt the new researcher. Technology is assisting their description and findability, but is not an overnight panacea. Persistence will uncover maps and plans of just about anything—from prisons to seaside bandstands, and dockyards to air-raid shelters! On a scanned map one can use image-editing software to insert labels onto a map to show places associated with ancestors, and the family movements.

A much fancier method is the programme called GenMap UK which produces an endless variety of maps to complement your own family history—version 2 has been reviewed by Hanson.

The family historian is encouraged to obtain copies of a dated series of maps of their area to study the growth and development of communications relative to their family's occupations.

The Ordnance Survey maps are considered the authoritative source for public boundaries and administrative names at the date of publication.

The genealogist should be aware of why and how any map was made, was it from new field work, copied from previous work, cursory examination or oral testimony from others?

The map should always be used in conjunction with its complementary descriptive material such as schedules, terriers or apportionments *and* with other contemporary classes of evidence so that checks can be made on accuracy. Good articles about maps appear regularly in genealogy magazines, such as that by Carter.

Ancient & Modern Domesday

A selection of the more important land surveys is given here to indicate what is available, but it is recognized that few genealogists will actually find ancestors in the early materials. All of these except monastic cartularies have been nicknamed *The Second Domesday* in their time!

Domesday 1086

Domesday Book is England's oldest and best known public record. In 1066 William of Normandy defeated the English under King Harold at the Battle of Hastings and confiscated most land owned by English nobles.

This he distributed amongst his followers and nearly 20 years later commissioned a survey of ownership of land and livestock which was published in 1086 in two books known as Great and Little Domesday, according to their sizes.

Little Domesday covers Norfolk, Suffolk and Essex in great detail, whilst Great Domesday covers the rest of England except London, Winchester, Northumberland, Durham and much of north west England in lesser detail; only a few border areas of Wales are included.

The Commissioners, who were major landholders including Bishops and Knights, presided over areas unfamiliar to themselves and compiled answers to such questions as:

- The name of the place, who held it before 1066 and who holds it now?
- How many hides (a land unit of about 120 acres)?
- How many plough teams owned by the lord and his men
- How many villagers, cottagers and slaves?
- How much woodland, pasture, mills & fishponds?
- Is there a church?
- How much revenue was due to the king?

Chart 20: Examples from Domesday Book

Land of Alfred of Marlborough

SURREY, Woking hundred

Alfred holds SEND from the King, and Reginald from him. Karl held it before 1066. Then and now it answered for 20 hides. Land for 10 ploughs. In Lordship 2 ploughs, and 8 slaves; 14 villagers and 10 smallholders with 6 ploughs. A mill which pays 21s 6d. A church; 5 fisheries which pay 54d; meadow, 100 acres less 16; woodland at [supporting] 160 pigs.

Of this land Walter holds 1½ hides, and Herbert 9, of villagers' land. In lordship 2 ploughs, and 7 slaves; 1 villager and 16 smallholders. A mill which pays 2s.

Total value before 1066 £20; now, the lordship £10, the rest 110s [£5.10.0].

Land of St. Peter's Abbey, Winchester

HAMPSHIRE, Bosmere hundred

The monks hold HAVANT from the Bishopric of Winchester. They always held it. Before 1066 it paid tax for 10 hides; now for 7 hides. Land for 7 ploughs. 20 villagers with 6 ploughs. 2 mills at 15s; 3 salt-houses at 15d; woodland at 10 pigs. The value is and was £8.

Now the *bad news*—Domesday isn't much use for family historians since only a tiny fraction of us will ever get back that far, and it only lists the land-holders, so it is by no means a complete census of the population. However, we should know about it and what it contains. Those interested in Norman ancestors should read Camp's *My Ancestors Came with the Conqueror.*

Reference material for Domesday includes:

TNA research guide D1.

- An excellent general guide by Finn and full Latin transcription with English translation edited by Morris and published by Phillimore. This is the easiest edition to consult.
- Among the best of the 900th anniversary volumes are Hallam's two books and Wood.
- The chapter in Franklin is very practical with a good section on the mediaeval manor and pitfalls in using Domesday.
- **www.history.ac.uk/reviews/paper/baxterStephen.html**

Monastic Cartularies

A cartulary is a register of lands & privileges granted by charter. Although the details of the possessions of an abbey, monastery or nunnery are only of general background interest, there may be a good deal about the benefactors. The genealogist can find between four and eight generations of certain families, resident all over southern England and dating from 1086-1285, in the cartulary of Canonsleigh Abbey near Tiverton, Devon edited & indexed by Vera London.

Hundred Rolls of Edward I 1279

The Hundred Rolls are the equivalent of Domesday taken almost 2 centuries later in 1279. They are in Latin plagued with abbreviations and the few that survive were transcribed (but not translated) and published by the Record Commissioners in the early 1800s.

Some have been translated into English and published since then; Bullwinkle has the complete record for a village in Cambridgeshire with an interesting commentary.

The Hundred Rolls are part of a series of *inquests* (the term meant any inquiry, not limited to coroners' inquests) into feudal holdings made during the 200 years after Domesday to detect any encroachments on the king's rights. It was the most extensive to date, with details even of sub-tenants and their holdings, and even enquired as whether the sheriffs were taking bribes or *oppressing the people beyond measure*-shades of Robin Hood! A translated extract is shown in Chart 21.

Chart 21:
Extract from 1279 Hundred Roll of Shelford Magna, Thriplow Hundred, Cambridgeshire (from Bullwinkle)

Concerning the villeins (serfs)
Nicholas Dilkes holds 15 acres of land with messuage, rod of meadow and performs 144 works a year and reaps 2 acres for this 'duty', fed by the lord and ½ acre as loveboon [an extra tax] without food, and the work is worth 6s 6d per year.

Soneman, William Aylmer, Roibert King, Richard Bude, John Wlay, Hereward Samar, William Blize, Henry Godfrey, Richard Hockele, William King, William Samar, Thomas son of Walter, John Samar all perform the same things in all as Nicholas Dilkes.

Examples of transcriptions of the Hundred Rolls are those by Stone for Oxfordshire and Gaydon for Bedfordshire, both available in microform. Similar surveys include Kirkby's Inquest for Yorkshire during the reign of Edward I, with a transcript in Latin and English introduction and footnotes by Skaife (in microform).

Valor Ecclesiasticus 1534

During the dissolution of the monasteries Henry VIII sent out commissioners to survey and value all benefices, including religious houses and Oxford and Cambridge colleges. The result was called the *Valor Ecclesiasticus* and taxes on these holdings now went to the king rather than the pope. Records, including originals for most of England except the counties of Berkshire, Rutland and Northumberland and the dioceses of London and York, as well as various summaries, are at TNA and a transcript was printed in 1810-1823 (see TNA research guide D14). Maps are included, and names of the houses' officials may be given; Lawes discusses the various records from this period of Reformation.

Parliamentary Surveys 1646-1660

Parliamentary Surveys of the nature and value of crown, bishops' and dean and chapter lands and perquisites were taken during the Inter-regnum period prior to their sale for the benefit of the Commonwealth. They describe the lands, but do not usually include a map, and give the name of the tenant-in-chief and sometimes others, particularly local office-holders, and occasionally the descent of holdings by tenants.

Pound transcribed the Parliamentary Survey of the Duchy of Cornwall 1649-50 and an Online Parish Clerk has indexed 3 parishes of this at **www.lynherparishes.co.uk**.

Further information on the confiscations, sales and restorations of crown, church and royalist lands can be found in TNA research guide D68 and in Newton, who describes the scattered nature of their present location.

National Farm Surveys 1940-1943

The National Farm Surveys were begun shortly after the outbreak of the Second World War in response to an urgent need to increase the production of food within England & Wales owing to the drastic reduction of imports of both food and fertilizers. In order to increase the area of land under cultivation the Ministry of Agriculture appointed County Agricultural Executive Committees who had authority to:

- Inspect property.
- Direct ploughing-up of grasslands.
- Direct what was grown.
- Take possession of land or terminate tenancies if farmers were inefficient.
- Organize mobile groups of farm workers.

The first survey was taken between June 1940 and early 1941 and farms classified as A, B or C according to their possible productivity and wartime initiatives taken as outlined above.

A second survey was ordered and taken between 1941 and 1943 with the purpose of longer-term planning, and was known at the time as the *Second Domesday Book.* All farms and small holdings of five or more acres including market gardens, horticulture and poultry establishments were surveyed resulting in three types of records:

- A *map* of the each farm showing its fields and boundaries, using 5", 12 ½" or 25" Ordnance Survey maps as a base.

- A *primary farm record* which stated:
  - Owner's and occupier's name.
  - Conditions of tenure and occupation.
  - Nature & state of the farm including its fertility, adequacy of equipment, water & electricity supplies, degree of weed & pest infestation.
  - Management efficiency of the farm.

- *Farm census return* on 4 June 1941 containing:
  - Statistics of crop acreages & livestock numbers, including small fruit, vegetables and stocks of hay and straw.
  - Number of farm workers.
  - Rent payable.
  - Length of occupancy.

Holdings of one to five acres had a different survey, but they accounted for less than one per cent of the total area of grass and crops. The farmer had to complete forms with information and was interviewed by the surveyors.

A significant change from the first survey of 1940-1941 was that the A, B and C categories now referred to how the farmer managed his resources, rather than the innate possible productivity.

These records provide a good description of 300,000 farms and other agricultural and horticultural holdings with details of just about every tree and animal. They are primarily of use to family historians with ancestors on the land at this time.

The records are now at TNA in various MAF series which are listed in TNA research guide D106 (which includes a sample farm survey and map), and explained in more detail by Foot. They do not appear to be held on microfilm by the FHL.

HOLDING & TENANCY OF LAND

In Britain all land is ultimately owned by the crown, by right of conquest by William I, but over the years most has been given, sold or granted with an effective right of freehold to private individuals or public bodies. It is a surprise to some that land registration schemes have been rare and are still incomplete. There was also a complex variety of ways in which land could be passed from parent to child—whether by manorial custom, marriage or other settlement, by will or by common law.

In feudal times the person holding the land from the king, usually in return for some kind of service, was known as the tenant-in-chief and others sub-leased from him for service or rent in kind. There have been many types of tenure (the way in which land is held by one person from another), the main ones are:

* *Freehold*—Property held freely and for ever, similar to today's ownership.

* *Leasehold*—Property held by a lease from a freeholder for a given time period.

* *Copyhold*—Property held as part of a manor, the tenant's legal title being based on his copy of the entry in the manor court record.

Several other minor types of tenure are shown here.

Types of Tenure

Ancient Demesne

Tenants on *ancient demesne* (land belonging to the crown before Domesday) were exempt from the jurisdiction of the shire reeve and not liable to serve on inquests and juries outside the manor. They were free from taxes for upkeep of roads and bridges, and from market tolls. This type of tenure was abolished in 1925.

Burgage/Burgess Tenure

A tenure in an ancient borough which was held of the crown or the lords of the borough, and subject to the customary rents and services of that borough. The nominal rent, called a *land-gable*, made him free (*quit*) of all other services.

Copyhold

(Tenancy by Copy, Tenancy by the Verge)

Tenure protected by title written into the manor court roll, of which he was provided with a copy (hence the name). The tenure was transferred by first surrendering it to the lord who held the fee simple, and then the new tenant paid a *fine* (often quite hefty) to be admitted to the copyhold, but the annual rent would be nominal. Copyholders of lands worth £10 or more were liable for jury service as were freeholders (qv).

Since the 17th century, at least, copyhold could not be newly created. Thus if the tenure changed from copyhold to either leasehold or freehold then the copyhold was extinguished and the land was now

enfranchised and could not be copyhold again. As the actual value of the rents decreased over time landlords were keen to replace copyhold with the more lucrative leasehold system so there was a steady replacement from the 16th century. Enfranchisement of copyhold lands was made easier from 1841 and this type of land tenure was abolished in 1922 when all copyhold lands were made freehold.

Cottier

An annual tenure of land let directly to a labourer making the highest bid for it.

Customary Freehold

(Frank Tenure)

Tenure where land was held by custom and not by will of the lord—a position between copyhold and freehold.

Encroachment

From ancient times people have taken in parts of the wastelands into their own holdings, the lord of the manor adding to his income by taking a fine and annual rent for doing so of-course! Some of my relatives were fined for doing just this in Kent—see section on the Browns of Southborough. Where there were plentiful common lands such encroachment was not a problem for the parish, but manorial records show disputes when newcomers to the area encroached, or where lands were valuable for mining of lead and coal.

Enfranchisement of Land

From 1841 copyhold tenants were allowed to enfranchise their lands, that is to convert from copyhold to freehold, and such enfranchisement was made compulsory during the period 1922-6.

Freehold

(Frank Tenement, Freeland)

Tenure of land not subject to the customs of the manor or will of the lord, as were copyhold and leasehold. Freehold land was originally held either in:

- Knight service, that is military service involving bringing arms, armour and a horse for 40 days active service per year. This was gradually commuted to monetary payments and abolished in 1662 after the Restoration.

- Socage, a money rent.

Freehold land could be bought, sold or bequeathed without any restriction if it was held *in fee simple*, but if it was *entailed*, (held *in fee tail* or *fee conditional),* to a succession of heirs then sale was disallowed. Those holding freehold property worth at least 40 shillings (£2) a year, and aged 21-70 were able to vote in both local and parliamentary elections. From 1696 they were also eligible for *jury service* at Assizes, Quarter Sessions etc. and thus parish lists of such *forty shilling freeholders* were drawn up, with the value of the estate and where it lay, and sometimes age and occupation, and with addresses included from 1832. Such records are kept with Quarter Session papers at county archives, and an example is shown in Chart 22.

Chart 22: Essex Freeholders Book 1734

Extracts from transcript by Emmison 1982
Essex CRO Q/RJ 1/1

Alphabetical by hundred and parish, giving name, age, value of estate and where it is located.

BARSTABLE HUNDRED

Parish of Bassildon
Thomas WATTS about 50, £20 in Ramsden Bellhouse
Abraham BENINGTON, about 40, £20 in Great Burstead
Parish of North Benfleet
Francis CLERK Ll.D. age 47, £15 in Debden
Parish of South Benfleet Peter SMITH, 22, £60 in Benfleet
John BREWETT, 40, £10 in Benfleet
James HICKWEED, 50, £12 in Benfleet
John LOWRY, 32, £10 in Benfleet
Samuel JAMES, 22, £10 in Benfleet

LEXDEN HUNDRED

Parish of Aldham Robert LAY, gent., 50, £100 in Great Tey
John HIGBEE, maltster, 26, £25 in Aldham
Argor NEGUS, 35, £25 in Aldham
Wm DICKENSON, 23, £12 in Aldham
Parish of Earls Colne
Thomas ANGIER, gent., 60, £60 in Essex
John HATCH, yeoman, 50, £30 in Essex
John BATT, blacksmith, 60, £12 in Essex
George WALL, saymaker, 40, £10 in Essex
John COOK senior, yeoman, 55, £10 in Essex
Parish of Little Coggeshall
Thomas BRIDGE, gent., 40, £100 in Great Coggeshall
Francis BOBINSON, miller, 40, £20 in Chelmsford
George BRETT, yeoman, 40, £15 in Little Coggeshall
Jeremy SKINGLEY, yeoman, 30, £16 in Little Coggeshall

Knight Service or Fee

Prior to 1660 some land was held *in chief of the crown by knight service.* Originally this meant that the land was held in return for military service, including:

- Active service in the field if called upon, for 40 days a year, supplying horse, arms, and armour.
- *Castle ward*, that is guard duty at his immediate lord's chief castle for a certain number of days a year.
- A relief (fee) paid on succeeding to his land.
- Wardship, whereby a minor who inherits became a ward of his lord, the lord receiving the profit from his land until he came of age.
- Marriage, which is the control by the lord of who a minor, heiress or widow married (this right could be sold).

A man might hold land for one, a number, or a fraction of a knight's fee, the latter being paid in money. Larger landowners sub-infeuded some of their manors to lesser men for lesser knights fees.

Leasehold

Tenure of land held by a lease either for a fixed number of years (usually a multiple of seven) or for a certain number of stated *lives.* When one of the lives died a fee could be paid to insert a new name into the lease.

Long-term leaseholders of lands worth £20 or more were entered on jury lists from 1730 (see freeholders).

Quit Rent

A fixed annual rent which released a manorial or burgage (town copyhold) tenant from manorial service. It is not the same as a peppercorn rent (a very low rent), and quit rent was only abolished in 1922. In the accounts for the manor of Tillingham, Essex about 1660 (film 1593870) the following item appears:

Chart 23: Quit Rents

> *For Quitt rents in arrears out of the lands and tenements houlden of the Mannour of Tillingham which were of late Estate of Gregory Baker Esq. deceased, recd the fives Court hee kept for which bond was given to bee paid Mr. Bigg or Jeames Noble, and paid to Noble.*
>
> *£12.0.0*

Manors

A manor is a property for which the owner held a court for his copyhold tenants. Manors were often farms or multiple farms and could include other rural lands, but could also comprise a group of town houses (see Gibbens).

The land of a given manor was rarely coterminous with parish boundaries, either ecclesiastical or civil, and frequently contained a part of one parish, or parts of two or more parishes, not always contiguous to one another. One land owner might hold several manors and tenants might therefore transfer from one part of his estate to another—a point to remember when an ancestor suddenly appears in or disappears from a

certain parish. A land owner could also hold freehold properties with tenants which were not part of any manor and hence held no court.

Some manors were small and the lord could be the occupier farming his own land, living in the *home* or *barton farm* or *desmesne land.* Other manors were much larger, up to 150 square miles, and here the land was leased out except for the lord's *demesne lands* which he farmed himself, or let out at fixed rent to a *bailiff*, the latter being the commonest situation from the 17th century.

The manorial system had its origins in Saxon England, developed under the Norman kings, but did not cover the whole of England and so manorial records exist for some areas but not others. Manorial records are private rather than public although there are legal provisions for their custody. The *Victoria County Histories*, which can be found in larger libraries and on film, normally trace the ownership of manors but the series is not yet complete.

A list of currently available VCH volumes is given in *Researching English Contemporary Documents.* TNA research guides L1 and L9 have good background information and help access what is available there, much of which is also available on film, of-course.

Estimates of the number of manors vary between 25,000 and 65,000 (Travers) whereas there are about 12,300 ancient parishes (Humphery-Smith 1995).

Travers estimated the amounts of surviving manorial documents from samples from five counties (Chart 24). From this it can be seen that there is a greater chance of being able to use them for confirming, or replacing missing, parish register information as only a lucky few will be able to use them to continue a pedigree prior to 1538. Manorial records are the most reliable statements of ancestry (Humphery-Smith 1997) and should be sought out if at all possible.

Chart 24: Survival of Manorial Documents (from Travers)

Surviving manorial documents	% of manors
Name only, no records	34%
A few of different dates	44%
Good run from 16th or17th century	18%
Good run from before 16th century	4%

Manorial Courts

The lord of the manor could hold two courts:

❖ Court Baron

This was obligatory and dealt with transference of copyhold land, enforcing local customs and agricultural practice and settling minor disputes and debts involving less than 40 shillings. The land records of courts baron are discussed in the section on Inheritance of Land, and Sale and Transfer of Land. Other matters are dealt with in *Researching English Court Records.*

❖ Court Leet

There may also have been a *court leet* (including the *view of frankpledge)* which was essentially a subsidiary *hundred court.* It dealt with criminal offences such as murder, treason, rape, arson, counterfeiting and burglary, which it then referred on to the county assizes, as well as common law offences for which it levied punishments, and it also appointed some local officials. Court leet records are covered in *Researching English Court Records.*

In practice the two courts were usually held on the same day, one after the other, and recorded separately but often in the same *manor court roll* or *book.* All tenants of the manor had to attend and were fined (*amerced*) for not doing so. Although the customs of holding land varied greatly from manor to manor there were uniform standards of procedure and practice of record keeping, which simplifies their use by the researcher. The manorial system became extinct in 1922 on the demise of copyhold land, but many manors had replaced copyhold much earlier and no longer held courts. Other local courts, mention of which may be found amongst manor records, include:

- ***Hundred*** (division of a county) courts
- ***Pie Powder*** (market) courts from pieds poudreux = dusty feet.
- ***Portmote*** (port) courts
- ***Swainmote*** (forest) courts
- ***Woodmote*** (woods) courts

These are discussed in Research English Court Records.

Manorial & Estate Surveys

Detailed descriptive surveys and full local maps are both rare before 1550, however surveys with less detail are quite common from about 1350-1600 whereas maps are not. Some surveys contain brief extracts from much older documents and may even trace tenants back to the 14th century.

A manorial survey may only be concerned with the lord's demesne, describing the boundaries, manor house, park, parsonage, dovecote, windmill, woods, commons, greens, heaths or wastes, and fisheries. Some surveys only describe the copyholds and freeholds within the manor.

All kinds of interesting information may be given about schools, non-Anglican chapels, markets, fairs, the church and its advowson, glebe and tithes, newly drained marshland, timber, enclosure of commons or open fields, depopulation, disparking and so forth.

Urban manorial surveys may constitute almost an early directory, street by street. The tremendous variety in the British landscape is well instanced by comparing manorial surveys from different areas. Beckett has further detail about using estate surveys together with other sources.

Surveys of manors and larger estates were often made upon change of ownership and may contain:

Customals

A customal (or custumal) set out the customary rights and responsibilities of the lord and his tenants on a manor or monastic estate as a guide to the administrators. It included entry fines, rents payable and other customary dues and was renewed at fairly long intervals.

Extents and Valors

An *extent* was a detailed survey and valuation of manorial or other estates at a given time, including the value of land, buildings, labour services, and rents paid in kind. A *valor* was a summary of the financial value of the holdings. Some documents called *extents* are more properly *rentals* as they give all the tenants names and individual rents and dues. Thus the *Extenta Maner de Woodgredg nuper Priorat 1560* has been translated and transcribed by Breen as *The Rentals of the Manor of the Prior of St. Mary Woodbridge, Suffolk.* This contains hundreds of families and can be used to advantage with the parish registers which start in 1545.

Ministerial Accounts

These are the annual accounts of income and expenditures by the steward, bailiff and other manorial officials. A related series are the accounts for the lands of dissolved religious houses, for which the *court of augmentations* was set up in 1536 (see TNA research guide D14).

Rentals

These showed details of the rents collected in a manor or estate each year on specified quarter days, typically Lady Day and Michaelmas, but sometimes at Christmas and Midsummer. They give tenants' names, nature of their tenure and amounts of rent paid and services due, but subtenants who actually occupied the property may not be listed. Rentals were much less frequently compiled than manor court rolls, usually only when a new lord of the manor took over. An example is shown in Chart 25. When using rentals one also has to note that a man could:

- Sublease his land to another.
- Hold freehold land in a different parish.
- Lease other land in the same or a different parish.

Rents were formerly in kind and gradually changed to monetary payments, thus from 1762–1789 Sir Francis Dashwood paid rent of *seven shillings and two pence, one hen and twelve eggs* on a property to the lord of the manor of Crombury, Kent (manor court roll on film 1836174).

Chart 25: Rental Book
A Rentall for the Mannor of Chipping Barnet and East Barnet for the year 1707 (Film 1537716)

COPYHOLD	From what year due	Quit Rent paid
ASKEN, William for tenement late of Thomas Robins called the Two Cocks Marginal notes 1717 to Franc's WALKER 1718 Paul MAGWICK 1740 Jno HARRISON	1702 1713 1717 1740	8d
BARELEGGS, Anne for one tenement in Woodstreet (late Edwd Barnet's)	1691 1711 1746	4d
BARLOW, Wm for a cottage and 12 poles of ground on Crutchman's Green in East Barnet	1699 1716 1722	2/-
LEASEHOLD		
BUCKLE, Humphrey For a cottage in Woodstreet	1691	5/-
DUCK, Matthias For digging the common to make brick For a rood of ground in East Barnet used for an orchard	1701 1712 1714 1716 1717 1691	£5 5/-
FREEHOLD		
BARCOCK, James (Fra: ELLABY & Edwd BELLEW his trustees) for 2 tenements near the church in Chipping Barnet called the Crooked Billet Peices	1691	6d
BETTS, Richard For the Falcon Inn in Chipping Barnet	1691	1/-

Terriers

A terrier was a written description of a manorial lord or landed proprietor's property by acreages and boundaries. They are especially useful when they give the names of fields and their *abuttals,* which are the adjoining fields and who holds them.

Glebe Terriers are a special terrier for the lands and holdings of the parish incumbent. They describe the parsonage house, the glebe land, payments, tithes, fees, the furnishings of the local church and how it is maintained, as well as procedures for appointment of the parish clerk and sexton, and their duties. Some are exceptionally chatty, for example the collection of about 75% of glebe terriers for Cornwall 1673-1735 edited by Potts. Here one finds 2,500 persons mentioned (and indexed) comprising tenants, donors, those evading tithes, and signatures of up to 45 parishioners on each one. Here are the minutiae of village life—a boon for the family historian.

The survey of the West Country manors of Cecily, Marchioness of Dorset, Lady Harington and Bonville has been translated from the Latin and edited by Stoate. This huge survey was taken in 1525 by Cecily's surveyor Richard Phellyps and comprised 79 manors (although some were not truly such, being a few town tenements or parcels of land) and covered 30,000 acres, mostly in SE Devon and around Taunton in Somerset. This lady also owned property in nine other counties and in London.

Stoate's work includes a good introduction explaining the system, a 14-generation pedigree and indexes of places and persons. Information is given about:

- A brief description of each holding.
- What common rights the tenant had.
- The yearly value of each type of land on the holding.
- The entry fine, also levied when a new life was inserted, or one life exchanged for another, or for obtaining a reversion of the holding i.e. the right to pass it on to someone else.
- The annual rent.

Stoate remarks that Cecily seems to have been a compassionate lady as she frequently remitted the fines and rents for the poor and elderly. Parts of the survey for West Kyngton, Wiltshire are quoted in Chart 26.

Chart 26: Manorial Survey
West Kyngton, Wiltshire 27 August 1525

Free Tenants
John HEWSEY knight holds there certain free lands called Bluntes Londes freely for service and pays yearly 14/11½d. **Edith PHYNMOER** widow holds there certain free lands called Phynemoers Londes and pays yearly 12/2d. [and four others]
Desmesne Lands
The farmer [in this case it means the one who holds it at farm i.e. pays the rent] holds the site of the manor which is in decay and a dovecote totally in decay, by indenture which is dated [blank]. And to the said site belongs 4 closes containing 64 acres of which 50 are pasture worth each yearly 12d, and 12 are meadow worth each yearly 2/-, and 2 are arable worth each yearly 12d because they are enclosed. There belong also to the said site 162 acres of arable land of which 112 lie in the West Fylde and 50 lie in the North Fylde and are worth each yearly 8d. There belongs also to the said site the pasture of Harcombe between the feast of the Purification of the Blessed Mary (2 Feb) and the feast of St. Michael the Archangel (29 Sep) and it contains 40 acres and is worth only 20/- yearly because it is full of thistles and bristles. And between the feast of St. Micael and the feast of the Purification of the Blessed Mary it is common to the customary tenants of the said manor. And also besides the said site the pasture of Tolledowne. And in the within written fields of the Northefylde and the West Fylde to depasture each year 200 sheep and 20 heifers or bullocks. And he gives for a fine to the said lady Marchioness of Dorset £30 and pays yearly for all [blank].
Customary Tenants
22 are listed, amongst whom are: **Margaret TAYLLER** widow holds there in right of widowhood by grant from John FITZHARBERD [previous surveyor] and Edward SAUNDERS, 2 cottages to which belong 14 acres of arable land lying in the common fields worth each yearly 8d. She holds also one virgate of land lying in three several crofts containing 32 acres of which 16 are arable worth each yearly 8d, and 8 are pasture worth each 12d yearly, and 8 are underwood worth each 20d yearly. There belongs also to the said virgate 4 acres of meadow worth each 2/- yearly. And common for 30 sheep and 1½ beasts in the aforesaid common. She holds also one water and corn mill. And *reversion* from the said Margaret is granted by the surveyors aforesaid to Richard HUMFREY and [blank] his son for the term of their lives according to the customs of the manor. And she gives to the said lady for a fine £6.13.4d and to the said lord [Cecily's son Thomas GREY to also recognize this] for confirmation £3.6.8 payable in 4 accounts by surety of Richard IVY. And she pays for all 20/4d and for tethyng selver 6d and for St. Peter's Pence 2d and so in all 21/-. Fine payable in time of Fitzharberd was £5.
→ **Continued on the next page**

John CHYPPE and **William his son** hold according to the customs of the manor for the term of their lives by grant from the aforesaid surveyors one cottage with a croft adjoining containing 2 acres of pasture worth each yearly 2/-. And to the said cottage belongs 14 acres of arable land lying in the common fields and worth each yearly 8d. And common for 30 sheep and 1½ beasts in the common aforesaid. And he gives to the said lady for a fine 4/4d and to the said lord for confirmation 2/4d and pays yearly for all 6/- and for tethyng selver 4d and for St. Peter's Pence 1d and so for all 6/5d. Fine payable in time of Fitzharberd was 20d.
Thomas WEVER alias BENET and Anthony his son ..... **Ralph SMYTHE, Alice his wife and Richard their son .....** **Agnes BEYKER widow .....**

Further information on manorial surveys can be found in Emmison (1972). A valuable translation and index of the *Red Book of Worcester*, a survey of the bishop's manors of 12th-13th centuries including three or more successive tenants whenever changes were made, was edited by Hollings.

Who Holds the Land?

It has been estimated that at the time of the *Hearth Tax* (1662-1689) about two thirds of the land in Britain was held by large landlords, and about one third by small owner-occupiers.

For the next two centuries the trend was to larger estates, for example by engrossment, purchase, encroachment or enclosing the waste. By the time of the 1873 *Return of the Owners of Land* only a tenth was in the hands of smallholders (Camp 2000).

The large land holders included:

- A few aristocratic families who consistently augmented their holdings by inheritance, marriage and well-timed purchases. They had rents from agricultural land and urban properties, royalties from mines, revenue from overseas plantations, as well as interest from investments in industry, canals, turnpikes and government stock.

- Some larger businesses such as bankers, brewers, ironmasters and other industrialists who bought land from small landowners as it became available and could amass quite large estates.

- Bodies such as the church, universities, schools, hospitals, railway companies, city livery companies and charitable organizations.

As the amount of land in small and middle-sized estates decreased smallholders (less than 30 acres) were having a really tough time. Kain & Prince discuss the political and economic ramifications of this situation. Small owner-occupiers tend to be rare in so-called *closed parishes* which had been enclosed at an early date. Here the land was held by one or a few men who regulated the village life according to their own tastes and where everyone is noted in their estate records. Typically the large landowners discouraged immigrant labourers, rowdiness and drinking and only allowed non-Anglican chapels if they were themselves of that persuasion.

Open parishes were the opposite, where poor labourers might live (and maybe walk to a closed parish to work), and nonconformity, smallholdings and perhaps also industries flourished. Naturally, there are intermediate types of parish between the strictly *closed* and *open* types.

The severe depression in British agriculture in the last two decades of the 19th century caused rents and land values to decrease, and the introduction of the death duty in 1894 was a death knell for many struggling land owners. Many sold all of part of their estates before World War I and Hey remarks that after 1918 the breaking up of the large estates increased substantially.

The buyers were either the sitting tenants or public and private institutions. The growth of home ownership has redistributed much to the middle class, but a few large bodies such as the Forestry Commission, the Ministry of Defence, the National Trust, utility companies, investment groups such as pension funds and the Church of England still hold huge acreages. However, there are several wealthy individual landowners remaining today as well.

Here we concentrate on the records of potential use to the genealogist which add much to the bare facts of christening, marriage and burial found in church records. Here we see them actually living their lives, with family, friends, business associates, and are given insights into their characters exemplified by the way they managed their affairs.

Complete runs of title deeds or manorial court records are rare, but there are sufficient long runs for the family historian to gather material about some of their ancestors. It should be noted that the terminology used to describe those holding land has changed over time. The 17th century descriptors, *yeomen* (those owning their own house and land), and *husbandmen* (those who leased small holdings), gave way to the 19th century *farmers,* most of whom leased their land (Camp 2000).

Title deeds

A title deed is a legal document providing evidence of title to land, property or rights. The great bulk of most estate and personal muniments is composed of title deeds so their relevance for family history is obvious. In theory, deeds only relate to land held in freehold and burgage tenure, but this was not always adhered to. The vendor needs to produce the deed by which he acquired the property and, until recently, the series of deeds showing previous ownership even if it was through hundreds of years. The law was changed in 1925 so that a vendor only had to show evidence of title for the previous 30 years, providing he had acquired it within that period.

The form of title deeds has changed several times since the Middle Ages describing the property in varying detail. The present conveyance document dates from 1840 and includes a plan. Vendors, purchasers and agreed prices are noted and many such deeds go well back to the 17th century. 19th-20th century deeds contain:

- The lawyer's summary or abstract.
- The title deeds.
- A plan.
- Supplementary documents used to prove the title are often found, such as wills, certificates, examinations, marriage settlements, family trust deeds and even complete family trees, particularly where the descent was complex.
- Other papers which might include contracts for sale and auctioneers' catalogues.

The changes of 1925 meant that thousands of ancient deeds were no longer needed for legal use. Many millions have been deposited in county archives, the British Library, and TNA by historically-minded lawyers, bankers, and owners and most have been calendared (summarized). Some are in archives or libraries outside Britain, and some remain in private hands.

Sadly, too many have been lost or are decaying in basement storage areas, particularly in solicitors' offices, building societies and banks, where they are supposedly in safekeeping. Solicitors do not own them so throwing them out, or worse, selling parts of a collection to dealers, is a breach of professional responsibility (Alcock). Researchers having any influence with lawyers should tactfully suggest that their *old junk* will be welcomed by the relevant archives who will carefully preserve it as historically meaningful collections according to their provenance.

In 1981 Watts described an example of what a solicitor's filing room might hold and the ongoing collaborative efforts needed by the legal profession and archivists; progress has been made but further efforts are still urgently needed.

Deeds and leases were the documents created to confirm the agreements made between people over rights or property. The *transfer* (also known as *alienation* or *conveyance)* took many forms. They are written in a complex format and the family historian needs to look for certain distinctive passages amongst the plethora of legal verbiage. These are introduced by phrases in large bold lettering typically as in Chart 27.

Chart 27: Structure of a Post-Mediaeval Deed

THIS INDENTURE	The introduction
BETWEEN	Names of the parties. There can be any number of parties, and one party can consist of many individuals. Residences and occupations are usually given
WHEREAS	Recitals of previous transactions which place the present deed in context, and allow the researcher to identify former deeds.
NOW THIS INDENTURE WITNESSETH	This is the *testatum* or terms of the present contract
TO HAVE AND TO HOLD	This is the *habendum* which gives the length of the contract and any conditions and restrictions.
IN WITNESS THEREOF	This is the *testimonium* where the representatives of the parties sign and impress their seals.

Deeds of title come in many shapes and sizes, from mediaeval ones a few inches long, to 18th century Lease & Releases for a large estate which could run to a dozen skins of parchment each a yard square. Most were written in Latin until the mid-16th century, although many of these have been published in English later; but all after 1733 are in English. The major problem is their sheer bulk and repetitiousness, but armed with a simple guide to the types and structure of these documents it will not be difficult to find the essential items of interest to the family historian. A recommended basic guide is that written by Cornwall, who approaches the subject from an historical perspective and gives examples of the more common types.

Alcock's more detailed treatise concentrates on the process and is eminently readable with many clear examples and translations of a much larger range of material.

Many deeds bear seals ranging from simple wafers to elaborate armorial ones, and pendent seals may be encased in a tin box or skippet. Seals have been known to have been detached by accident or by ignorant collectors, but if a deed has neither a seal nor a signature then it has probably not been executed, that is the transaction was never completed. If a deed has a herring-bone pattern of cuts across it, it means that it has been cancelled.

Bundles of deeds may also contain documents relating to the finances and organization of a business or industry operating from the premises. These could

include partnership agreements and dissolutions, insurance papers, debenture deeds (guaranteeing that the loan on the property will be the first charge on its assets in the event of bankruptcy), and sale or mortgage of the property to raise capital or repay creditors, and schedules of debts and information about any bankruptcy. *Researching English Taxes, Lists, Business and Insurance Records* deals with these subjects in more detail.

Archivists and enthusiasts have compiled many finding aids including lists, indexes of places and people, (*unfortunately not often of people associated with places*), transcriptions, and translations to their original and enrolled deeds. Where they exist they should be consulted first as they save most of the hard work.

A good knowledge of local topography from large-scale maps and gazetteers is necessary as farms, hamlets and local area names often occur.

The smart family historian consults all deeds for an area, knowing that their ancestors may occur as witnesses, tradesmen or tenants even if they have no deeds of their own. A county archives usually has some deeds for every parish, but equally typically, does not have everything for any one of them; the archivist's help should be sought in identifying the location of others.

A random sample of finding aids from the FHLC shows:

Fiche 6073986(2) Deeds, ledgers, maps etc. of Tonbridge [Kent] and nearby parishes 1686–1949. Detailed abstracts of land ownership and estate records, maps and numerous wills.
Fiche 6070432(1) Deeds from Guildhall Library. Detailed abstracts of land ownership of Frindsbury, Harrietsham and Lenham parishes [in Kent].
Film 0476650 Somerset, Devon and Dorset Deeds, including index.
Films 0917523 – 4 A Calendar of the Deeds Enrolled within the County of Devon, indexed by surname and deed number, covering 1536-1763.

Marriage and Family Settlements

Amongst the deeds there may also be *marriage settlements* and *family settlements*, typically for gentry and substantial landowners, but sometimes for those of quite modest means. These should not be confused with parish Poor Law settlements which are described fully in *Researching English Poor Law and Parish Chest Records.*

A marriage settlement was drawn up before, or sometimes shortly after, a marriage typically with a father transferring land, shares or money to a son, or to a daughter and her husband, to ensure that they had sufficient income. A groom could also make a settlement effectively tying up some of his property to ensure his wife's continued comfort. The deed will give

the names, occupations and places of residence of husband and wife and usually gives details of their parents as well. The named trustees would be family members or good friends of the families involved, and would hold the property, which is described, on behalf of the newlywed couple. Sometimes earlier generations are also named, particularly the couple's parents' own marriages with their parents and relatives.

Unett & Tanner describe in detail two such marriage settlements which are abstracted here.

- *The first* is dated 23 Aug 1723 involving:

> Robert HOLMES of Birchen, Herefordshire with his considerable estates.
> His intended wife Joyce WEBB of Bartonstreet, Gloucestershire, widow of Nicholas WEBB, and her many lands and personal estate.
> Five trustees.
> Robert HOLMES settles a sufficient part of his estate on Joyce to provide £200 per annum income free of tax and she agrees to convey certain properties to the trustees.

- *The second* example concerns a yeoman with much less land in 1667 but also in Herefordshire.

A later example from my own family is given in full in Chart 28.

Chart 28: Marriage Settlement 1782

This Indenture Tripartite made the Twenty first day of June in the year of our Lord One Thousand Seven Hundred and Eighty Two Between

Patrick Hay Esquire Captain in the Service of the *Hon'ble the* united Company of Merchants of England Trading to the East Indies under their Military Establishment of Fort William in Bengal but now serving in a Detachment from thence on the coast of Choromandel of the first part. **Sarah Dashwood** of Fort Saint George on the coast of Choromandel Spinster of the Second part, and **Lieutenant General Sir Eyre Coote** Knight of the Bath and Commander in Chief of his Majesty's the said Company's force in India and **Thomas Graham** Esquire in the Civil Service of the said United Company at their Presidency of Fort William aforesaid of the third part.

Whereas a marriage is intended shortly to be had and Solemnized between the said Patrick Hay and Sarah Dashwood. And whereas the said Patrick Hay hath placed in the hands of the said Sir Eyre Coote and Thomas Graham the Sum of five thousand Pounds stirling in lawful money of Great Britain, the receipt hereof the said Sir Eyre Coote and Thomas Graham do Acknowledge by their being parties to and Signing and Sealing these presents. And whereas the said Patrick Hay hath agreed to settle the said Sum of five thousand Pounds on the said Sarah Dashwood and to her Sole use and behoof in manner as hereinafter is mentioned.

NOW this Indenture Witnesseth that in pursuance and performance of the said recited Agreement and for and in Consideration of the said Intended Marriage, It is hereby agreed and declared by and between all and every the parties to these presents and the and the true intent and meaning of them and of these presents is and are that the said principal Sum of five thousand Pounds so by him the said Patrick Hay placed in the hands of the said Sir Eyre Coote and Thomas Graham together with the Interest, profits and produce thereof shall from henceforth go, be paid, applied and disposed of to, for and upon the several uses, Intents and purposes hereinafter mentioned of

and Concerning the same. That is to say upon trust that they the said Sir Eyre Coote and Thomas Graham of the Survivor of them, or the Executors, Administrators or assigns of such Survivor shall and do as soon as Conveniently Can and may be by and with the Consent of the said Patrick Hay and Sarah Dashwood during their joint lives, and of her the said Sarah Dashwood of she Survives the said Patrick Hay, such Consent to be testified in writing under their or her hand and Seal Executed in the presence of two or more credible witnesses, lend and place out the said principal Sum of five thousand Pounds or any part thereof in any Public Bank Stock or fund or upon one or more good and Sufficient Securities, either real or personal, and in such a manner as the said Sir Eyre Coote and Thomas Graham or the Survivor of them, or the Executors, Administrators or assigns of such Survivor, by and with such Consent so testified as aforesaid shall in their discretion think fit, together with full power to the said Sir Eyre Coote and Thomas Graham or the Survivor of them, or the Executors, Administrators or assigns of such Survivor, with such Consent as aforesaid as Occasion may require to call in and *new* place the said Principal sum of five thousand Pounds upon any new Security, either Real or personal, and upon this further trust that they the said Sir Eyre Coote and Thomas Graham or the Survivor of them, or the Executors, Administrators or assigns of such Survivor shall and Do permit and Suffer or also sufficiently authorize and Empower the said Patrick Hay to receive the Interest, profits and produce to arise, be had or made of the said five thousand Pounds during his natural life to and for his own use and benefit and from and immediately after his decease then upon this further trust that they the said Sir Eyre Coote and Thomas Graham or the Survivor of them, or the Executors, Administrators or assigns of such Survivor shall and will pay of Cause to be paid unto the said Sarah Dashwood in case she Survives the said Patrick Hay, her Executors, Administrators or assigns the said Sum of five thousand Pounds to her and their only use and behoof for Ever in lieu, bar and Satisfaction of her Dower and Thirds at common Law or otherwise which she can or may have or Claim of, into or out of all, every or any of the Lands, Tenements and Hereditaments whereof and wherein the said Patrick Hay now is or hereafter may by Entitled and the said Sarah Dashwood doth

hereby Covenant, promise and agree to and with the said Sir Eyre Coote and Thomas Graham, their Executors, Administrators or assigns to receipt of the said sum of five thousand Pounds in lieu, bar and Satisfaction of her Dower or Thirds as aforesaid.

In Witness whereof the parties to these presents Have hereunto set their hands and Seals the day and year first above Written.

Signed, Sealed and Delivered — P. Hay [seal]
Where no Stamped Paper is to be had — S. Dashwood [seal]
By P. Hay and S. Dashwood

In the Presence of — Thos E. Ogilvie
J[s] Copham

And
by Sir Eyre Coote and Thomas Graham — Eyre Coote
In the presence of — George Tyler — Tho[s] Graham
J[s] Copham

Received of the above Named Patrick Hay the above mentioned Sum of five thousand Pounds By his Bond or obligation bearing *Even* date with the above Deed Executed by him to me for that Sum for the purpose above mentioned. — Eyre Coote
Tho[s] Graham

Witness — J[s] Copham
George Tyler

Family Settlements were usually drawn up once each generation as the eldest son came of age. The documents detail the family as it is at this time and list the property and money that each child could expect. There are often references to the preceding family settlement, and the deed could entail property within the family for the succeeding generations. Obviously very many names and relationships would be given in the documents, hence their usefulness to the genealogist. Alcock and Herber have further details on how these worked.

The bundles of deeds for an estate or family may contain all kinds of other documentation if the lawyers had been thorough in tracking down legal confirmation of heirs.

These include parish register transcripts for christenings, marriages and burials, sworn statements by living witnesses stating relationships, and three- or four-generation family trees which had been drawn up at the time to explain the descent of property. It can be readily seen that deeds are high quality original sources as they were done to legal standards.

They are more reliable than parish registers but can confirm them, and also provide substitutes for missing church records. Settlements are also particularly important in establishing migration of members of a family from one place to another, providing the all-important link between christening and marriage of an individual

Charity & Trust Deeds

Charity and trust deeds differed from family settlements because they were always in the hands of trustees and were virtually perpetual. When trustees died, became incapable or moved away then new ones were appointed by a double transaction: the survivors conveyed to a third party who then conveyed to the new, enlarged group of trustees (see example in Chart 29 and 30).

Chart 29: Schedule of Salisbury Methodist Deeds 1702-1853 [Film 1526306]

Schedule of Deeds belonging to the Meeting House & School Room & Premises, Salt Lane, Salisbury		
1702	Harrison to Morgan & others	Triplicate copies of Conveyance of Meeting House & C…(?)
1720	Long to Morse	Conveyance
1724	Long to Feake & others	Conveyance in Trust
1742	Feake to Freemantle	Conveyance in Trust
1742	Freemantle to new trustees	Conveyance in Trust
1763	Feake & others to Elliott & others	Release
1763	Elliott & others to new trustees	Release
1776	General trust deed and the hands & seals of surviving Trustees	Deed Poll [this is a deed cut smooth , not indented]
1793	General Trust Deed ditto	Deed Poll
1815	Wansey & others to Gardiner & others	Release
1853	Bell & others to Harding & others	Conveyance enrolled

Chart 30: Copy of 1742 Salisbury Methodist Deeds [Film 1526306]

17 Sep 1742 ***Indentures of Lease & Release,*** *the latter made between John FEAKE the Elder, Jos. MITCHELL, Thos MITCHELL, Jos BURDEN, Benj[n] BATCHELLOR (surviving Trustees) of one part & Willm FREEMANTLE of the other part.*

Reciting last Abstracted Deed.

And reciting death of R[d] GOODRIDGE, Jas SAMUELLS, Thos HARRIS, Jno BIRT, Jas GREENAWAY & Jos BATCHELLOR & removal of Jno ELDERTON to London & reduction of Trustees to 5.

And reciting in Public Meeting on 30[th] Aug then last past & that thereat Rob[t] WHITHEAR, John MERRIS, John CARPENTER, Thomas DYKE, John FEAKE the younger & Willm MOORE the younger were duly chosen Trustees

It is Witnesses that in order that said Premises might be duly granted to surviving & new Trustees upon the Trusts of last Abstracted Deed & for a nominal consideration paid by said Willm FREEMANTLE to said surviving Trustees They did grant, bargain, sell, alien, release & confirm unto said W. FREEMANTLE (in his actual etc) & to his heirs

All said Abstracted Premises . (To which description is added that the Messuage or Tenement was then made use of for a Meeting House).& the reversion etc & the Estate etc.

To hold same.

Upon Special Trust *to reconvey same to said surviving & new Trustees upon same Trusts as contained in last abstracted Indenture within 10 days.*

Executed by all surviving Trustees & attested.

20 Sep 1742 ***Indentures of Lease & Release*** *THE LATTER MADE BETWEEN SAID Willm FREEMANTLE of the one part and said surviving & new Trustees of the other part ……..*

The deeds of land which was transferred for charitable purposes, such as schools, burial grounds, parks, museums, working class dwellings and nonconformist chapels were enrolled on the Close Rolls from 1737.

There are about 35,000 of them and are well indexed by place and are described more fully in TNA research guide L8. Copies can be found with papers of these institutions or bodies, such as those above. There is a surprising amount of family history detail in the actual copies, for example those for 1742 presented in Chart 30.

Enrollment of Deeds

This is the registration or recording of a conveyance, title or lawful act on an official document called a *roll,* as it consisted of pieces of parchment (membranes) stitched together and rolled up for safekeeping. Some rolls have been calendared (summarized) and printed and the originals can be found in the National Archives—see their research guide L7:

- Close Rolls of the Court of Chancery. There are calendars and indexes of this huge collection but they do not appear to have been filmed, research has to be done at TNA.
- Plea Rolls of the Court of Common Law.
- Memoranda Rolls of the Court of Exchequer.
- King's Bench.

Others are in records of local courts such as:

- County Clerks of the Peace records at the county Quarter Sessions (records at county archives).
- Cities and boroughs had their own customs and enrolled their own transfer and lease deeds, the fees for which augmented their resources. Their records are often more complete than other places.

Obviously registration and enrollment cost money and the 1535 *Statute of Enrolments* was increasingly ignored until by 1706 it was effectively dead. An exception is transactions relating to estates of Roman Catholics which were fully enrolled between 1714 and 1791.

Those deeds which were enrolled usually have good lists and indexes and show full names of the parties and their county. Enrollment ensured that a permanent record was kept, (and also that the crown made some income!) but the necessity for enrollment was abolished in 1925.

Land Registration

Hey states that *neither land registration nor national surveys have been popular in Britain* and no national record of land ownership of transactions was kept until the late 19th century.

Even today, there is no complete record of land ownership for the whole UK (Hey). There are records for the two major upheavals in land ownership:

- Domesday survey of 1086.

- Dissolution of the Monasteries (1530s) and subsequent sales by the crown to private individuals.

The only major national surveys, which are all incomplete, are:

- Voluntary Land Registry started in 1862 in London but failed as only just over 5,000 deeds had been registered by 1899.
- Return of Owners of Land of 1871-1876.
- Bateman's 1883 work on the great landowners.
- The Land Registry commenced in 1891 and compulsory land registration in 1899.
- Valuation Office Records of 1910-1914, (dealt with under the section on Taxes on Land).

Some useful information for family historians can be found in local statutory registers for freehold land:

- The *Bedford Level*. In 1663 a local registry was established for a recently drained area in the East Anglian fens known as the Bedford Level. All conveyances by indenture, except for leases under seven years, were recorded until 1920 and these 132 volumes are at Cambridge CRO.

- *Yorkshire*—a registry for land in the West Riding was started in 1704 so that manufacturers of cloth could borrow money against their freehold lands. Nussey wrote a guide booklet to the West Riding Registry of Deeds in Wakefield and there is an illustrated article by Teasdale. Similar registries were inaugurated in the East Riding in 1708 and the North Riding in 1736. These do not include the city of York, leases under 21 years or copyhold land. The Yorkshire registries are virtually complete, with over 2 million deeds registered and indexed, and lasted until about 1970.

- *Middlesex Registry,* including Westminster but not the City of London, was created in 1708, with similar restrictions as Yorkshire but more details recorded; it closed in 1938 and records are at LMA (London Metropolitan Archives) who have a research leaflet about it. It, too, is complete, having over 2 million deeds registered.

- There are registries for the *Isle of Man* and *Jersey,* and also for *Scotland* where the law is very different from England.

- *Borough registries* all over the country also exist although most cease by the 18th century.

- Early records (from 1227) for other parts of the country are scattered among State Papers, especially the Close Rolls of Chancery and the Plea Rolls of the Courts of Common Law. County archives have leaflets about what they hold amongst Quarter Session and other papers.

Further details on the above records and their whereabouts can be found in TNA research guide L7.

Return of Owners of Land 1871-1876

These listings of holders of one acre or more of land are arranged by county and derive primarily from rate books but are known to have inaccuracies (Hey). An analysis of this *New Domesday* of the UK (except London) showed that 7,000 owners controlled four-fifths of the land, a subject which Hey discusses in more detail.

The returns list:

- Owners' surnames in alphabetical order.
- Owner's address, but only the town, village or area in a city.
- The area of land owned in the county (in acres, rods and poles), but not where it was located.
- Estimated rental value.

They do not list the specific location of the land but can be used together with other contemporary sources to elucidate this. The returns are of obvious use to descendants of landowners, but also to those who worked for them, as they give clues as to where the estates were and where their records may be held. The returns are available in many formats, those at FHL are given in Chart 31. Bateman's 1883 reassessment is more accurate but only deals with the greater landowners.

Chart 31: Returns of Owners of Land at FHL

COUNTY & DATE	MICROFORM or BOOK
Bedford 1873	6359315(1)*
Berkshire 1873	6359316(1)*
Buckingham 1873	6359317(1)*
Cambridge 1873	942.59 R2r
Chester (Cheshire) 1873	6359318(1)*
Cornwall 1873	942.37 R2o
Cumberland 1873	6359319(1)*
Derby 1873	6359320(1)*
Devon 1873	942.35 R2r
Dorset 1873	942.33 R2r
Durham 1873	6359321(1)*
England & Wales (excluding London) 1873	1696632
England 1871	0897298
Essex 1873	6359322(2)*
Essex 1873	6393987(1)*
Gloucester 1873	6359323(2)*
Hereford 1873	6359324(1)*
Hertford 1873	942.58 R2r
Huntingdon 1873	6359325(1)*
Kent (excluding London) 1873	942.23 R2r
Lancashire 1873	942.72 R2r
Leicester & Rutland 1873	6359326(1)*
Lincolnshire 1873	942.53 R2ra
Middlesex (excluding London) 1873	942.21 B4r v.13
Monmouth 1873	6359327(1)*
Norfolk 1873	6359328(1)*
Northampton 1873	6359329(1)*
Northumberland 1873	6359330(1)*
Nottingham 1873	942.52 R2r
Oxfordshire 1873	942.57 R2r
Shropshire 1871	942.45 R2r Q book
Somerset 1873	6359331(1)
Southampton (Hampshire) 1873	6359332(1)*
Stafford 1873	6359333(2)*
Suffolk 1873	6359334(1)*

Surrey (excluding London) 1873	942.21 B4r v.10
Sussex 1873	0990141, 942.25 R2r
Wales (12 counties excluding Monmouth) 1873	942.9 R2r
Warwick 1873	6359335(1)*
Westmorland 1873	6359337(1)*
Wiltshire 1873	6359336(1)*
Worcester 1873	6359338(1)*
York, East Riding 1873	6359340(1)*
York, North Riding 1873	6359339(1)*
York, West Riding 1873	6359341(2)*

The Land Registry 1891

A register of land owners, whose title is guaranteed by the state and thus simplifies the sale (transfer) and mortgage of such land, was established in 1891 and was supposed to be compulsory from 1899. The Land Registry has information on about 16 million of the estimated 22 million property titles in England & Wales. The Land Registry Property Map indicates which are registered and which are not. Leases of 21 years or less are not recorded. Information noted includes:

- *The Property Register* gives the geographical location and extent of the property with a plan.
- *The Proprietorship Register* notes
  - The quality of the title and whether it is absolute or not.
  - Name and address of the registered proprietor (owner).
- *The Charges Register* has any registered charges (mortgages) or other types of burden secured on the property.

There is an Index Map but no indexes by name, and information only dates from first registration of the land. Details are available from HM Land Registry, 32 Lincoln's Inn Fields, London WC2A 3PH or at **www.landreg.gov.uk/** and there are 23 Land Registry Offices in England and Wales where the public can freely inspect the entries and maps, and obtain copies by mail. For a detailed history of land registration (to 1966) see the article by Hogg, and interesting discussion in Armstrong' column.

Building Societies

In the late 18th and 19th centuries *freehold land societies* were formed by thrifty and respectable lower-middle and working class folk in order to acquire plots of land on which to build good-quality houses. The societies were usually locally based and many of the early ones failed. Others were wound up when the typically 20-50 members had been housed, and yet others have survived as today's *building societies*, investing shareholder's money in mortgages for house purchasers.

Individuals paid installments for many years, each member benefitting in turn by ballot, and being responsible for his own house design. Thus these suburbs have a much more varied set of dwellings than the ubiquitous (and monotonous) Victorian row housing. Records such as *annual reports* and *rule books* can be found in county archives and local record offices.

House History

A related topic is that of the history of houses. Much of this can be found by examination of the title deeds and other lists mentioned in this text. Specific short guides on this subject are Iredale's articles and his book co-authored by Barrett, and the article by Loughran. They deal with the construction methods, interior features, plans, pictures, deeds, names, estates, how to do a survey and how to find the records. Harvey (1974) is a classic reference book on sources for house history. There are other Shire books on cottage architecture (Powell) and the 1930s home (Stevenson). Great mansions of the nobility as well as smaller homes of the squirearchy are featured in Montgomery-Massingberd's Guides to Country Houses. Pearson relates the story of her ordinary Victorian terraced house for over a century, discovered through title deeds and a delightful story of a cottage in Worcestershire is told by Addison.

INHERITANCE OF LAND

Customs & Rights of Inheritance

Borough English

The system of *ultimogeniture* in which the youngest (rather than the eldest) son of the deceased inherited the property. It is generally called *borough English* in England because it was common in a part of Nottingham known as the English Borough (in contradistinction to the French Borough) (Harvey 1948). If the deceased had no issue, then his youngest brother inherited. Borough English prevailed for burgage tenements in cities and ancient boroughs, and often in the rural districts extending beyond them (Humphery-Smith 1997). It was prevalent in Surrey, Middlesex, Suffolk and Sussex among others and was also seen in the 20th century in Denmark and perhaps other continental countries. In England it was abolished 1922-1925 along with other manorial forms of tenancy.

Courtesy of England

This was where a widower could hold his deceased wife's land if they had a minor child, even if he remarried. The custom was abolished 1925.

Escheat

When an estate reverted to the lord or the crown because a tenant:

- Died without heirs.
- Died with only a minor heir.
- Had committed an offence for which the punishment for forfeiture.

Revenues from escheated estates were collected by crown *escheators*. Escheats were abolished in 1925.

Freebench or Dower

A widow's right to a share of her late husband's copyhold lands for life, or until remarriage.

Gavelkind

The custom whereby a tenant's lands, other than his widow's dower, were divided equally amongst his sons or, if he had none, his daughters. It was common in Kent, parts of Dorset, Middlesex and Wales. Tenants under gavelkind came of age at 15 and their estates could not be escheated by felony. Abolished in 1925.

Primer Seisin

The right of the crown to one full year's profit of the estate of an of-age heir of a tenant-in-chief.

Primogeniture

The eldest son was heir to his father's land (real estate) and his siblings were excluded. Abolished 1925.

Wardship and Marriage

If a tenant-in-chief left an under-age heir, then the crown was entitled to hold the land until majority (21 for a boy, 14 for a girl), except under gavelkind. The crown received the revenues of the estate, but often *farmed it out* to the highest bidder. The king was also able to dictate whom a ward and a widow married.

Procedures of Inheritance of Land

Wills

Wills should not be regarded as indicating the total land holdings of the testator as s/he may have made arrangements about real estate through marriage or other settlements before composing the will. The main land holding usually passed by common law to the eldest son and was often omitted from the will also. Freehold, copyhold and leasehold land in many different parishes may be mentioned, and each type can be researched further.

However, if prior arrangements have been made then the testator may only mention recent land purchases, and even the probate valuation will not include the real estate, with the exception of leaseholds. Unproven wills were occasionally used in manorial courts for inheritance of land, as in the case described by Alefounder.

Entail

The situation where land is tied up in one family by means of a grant from the owner to one person *and the heirs of his body.* Such land was called *estate tail* and the mode of tenure *fee tail.* Each successor only enjoyed a life interest (so could not sell it) and it passed by primogeniture to his heirs.

The process was also called *strict settlement* and met a number of contemporary needs, such as preventing reckless and dissolute heirs (or ex-wives) from squandering all the family resources, provision for widows, and for children of intended marriages.

However it did cause some problems when heirs failed or the family needed to raise money for improvements, mining, paying debts etc. (see section on private acts of parliament for sale of such land); and made it difficult for wealthy middle class folk to buy into the landed gentry, thus increasing stratification of classes. A notable paper on strict settlements and succession in landed families was given by English (1994).

Entailed land could be leased but such leases would become void on the death of a landlord who was *tenant in tail,* but in 1833 any tenant in tail could break the entail by a deed enrolled in the Court of Chancery. English & Saville have a book devoted to strict settlements.

Inquisitions Post Mortem (IPMs)

An enquiry into the possessions, services and rightful heir of a deceased person who held land directly from the crown i.e. tenants-in-chief. It was literally *an enquiry after a death* and nothing to do with medical *post mortems.* All English land belonged to the king and when a tenant-in-chief died the land actually reverted (*escheated*) to the crown and an IPM made to see if the king's rights were affected by the death. The heir is identified and his or her age given since males under 21, and females under 14, would be treated as wards until they came of age, the king taking all profits from the estate until the heir came of age. He also had the right of disposal of an heiress in marriage, and could sell these rights to the highest bidder.

IPMs date from 1236 until just after the Restoration and were carried out locally by the county's Chancery official called an *escheator* and a jury to assess what income and rights were due to the crown. First a writ *de diem clausit extremum* was sent to the county escheators requiring them to summon a jury to determine the facts. The result of the enquiry is the *inquisition post mortem* and gives:

- Details of lands held by the deceased including value and tenure; they are not all for large landowners as escheats and forfeitures made many petty landowners tenants-in-chief (Steel).
- Deceased's date of death.
- Name and age of his heir, which would be accurate if under age but may not be for majors, see the interesting example given by Hidden.

IPMs are in Latin in a standard layout and all have been indexed and many translated. There are *Calendars of Inquisitions Post Mortem*, originals and translated abstracts published in English held at TNA and on film. In addition many county record societies have also published translations for their counties. TNA research guide L10 has details of material held there, and Unett evaluates an example IPM. Bierbrier notes the quickening pace of the publication of English summaries of the IPMs, the latest brings the series up to 1422; genealogists await the 15th century ones with much interest. Some examples of translated abstracts from the FHLC are given in Chart 32.

Chart 32: Inquisitions Post Mortem Abstracts

Inquisitions Post Mortem for the Isle of Wight on film 1470908.

#138 **Geoffrey de Insula**

Writ I Nov 21 Edw I [1 Nov 1293]
Baldwin his son, aged 23 at the feast of St. John the Baptist last, is his next heir.
Inquisition Southampton 25 Nov 22 Edw I [25 Nov 1293]
Gatecumbe. The manor (extent given) held of Lady Isabel de Fortibus, countess of Albemarle, for 1½ knight's fee, doing suit at the castle of Caresbrok every three weeks.
Kyngeswell. A messuage, 22 acres land, 2 acres pasture and 1 acre wood, held of William le Prouce, rendering 5s yearly; and 4 acres land held of Roger de Chillingwode, rendering 12d yearly; of all which he was enfeoffed jointly with Iseult de Alba Marla his wife for their lives with remainder to his heirs.
Merston. A sixth part of a knight's fee pertaining to the manor of Gatecumbe, comprising a capital messuage, 70 acres land, pasture and 40s rent, whereof the said Geoffrey and Iseult and Baldwin their son were jointly enfeoffed, viz to the said Geoffrey and his heirs, and to Iseult for life.

→ Continued from the last page

Inquisitions Post Mortem 1300-1600 [for Devon] on six films starting at 0917525 including some Miscellaneous Inquisitions as follows:

#270(71) **John DEGHERE** 22 Richard II (1398)
John Deghere of Aysshеberton, outlaw.
m1. Writ dated at Westminster 5 Dec 22 Ric II (1398)
m2. Another writ on the petition for William Somerhill dated at Westminster 10 Dec 22 Ric II (1398)
m3. Devon
Inquisition taken at Aysshеberton 20 Mar 22 Ric II (1398/9) before John Coplestone escheator; by the oath of John Eliot, William Halghewill, Robert Corbet, John Ferrour sen, John Toukere, John Ferrour jun, John Stroote, John Loomb, William Stroot, John Yweyn, Richard Vitry and John Benet jun who say that John Deghere of Aysshеberton was outlawed at the suit of Henry Tyt in a plea of debt. He was seized of a messuage in Aysshеberton, held of Edmund, bishop of Exeter, by fealty and 4d rent; worth by the year clear, 6s. The escheator seized that messuage by reason of the outlawry; and afterwards the said John Deghere granted the same to John Wogwyll, who granted it to William Somerhyll by name of William Bygport, who thus became seized thereof.
John Deghere died Friday before Christmas 18 Ric II (Friday 18 Dec 1394).
Robert, son and heir aged 22.

CHART 32 continued

57(105) **John DEAN** 27 Henry VIII (1535)
m1. Commission directed to John Fulford, knight, John Wyse esq & John Whiddon gent concerning idiocy of John Dean (1). Dated at Westminster 9 Jul 27 Hen VIII (1535)
m2. Devon Delivered into court 16 Oct by Oliver Louyband Inquisition taken at Exeter 5 Oct 27 Hen VIII (1535), before John Fulford & John Whyddon, by the oath of John Bobage, Edward Furse, John Newcomb, William Noseworthy, William Hore, William Knapman, John Loskey, John Peryman, John Rowe of Berydon, John Whyte, John Furlong, John Pounsford, John Kelond, Augustine Dyer & Richard Selake; who say that John Dean is not an idiot nor has he been so at any time, but is sufficiently discreet to rule his lands.
[References to 54(115) and 59(94)]
Calendar of Inquisitions Post Mortem and Other Analogous Documents [dealing with heredity, descent of land, assignments of dower, proof of age, lands of lunatics etc. for England] Henry VII 1-24 in FHL book 942 R2cpm.
#972 **John WHITYNGTON clerk**
Writ 20 May, 18 Henry VII; Inquisition 14 Mar, 19 Henry VII [1504]
He was seized of the under-mentioned manor etc in fee. He died 16 Feb last. Maud Whityngton aged 8 and more, and Isabel Whityngton, aged 2 and more, are his cousins and heirs, viz daughters of Richard Whityngtin, his brother.
WORCESTER. Manor of Staunton, worth 19l [£19], held of the viscount Lisle, lord of Payneswick, co. Gloucester, service unknown.
Two messuages in Staunton worth 20s, held of the abbot of St. Peter's, Westminster, be fealty and 20s rent yearly, for all service.
A cottage and 8a[cres] of land, in Ridmerley Dabitot, worth 6s 8d, held of the king, as of his manor of Ridmerley Dabitot, parcel of the earldom of Warwick, by fealty and suit of court there every three weeks, for all service. C series II. Vol 18 (138)

Manorial Courts Baron Records

A *court baron* which dealt with land and other matters within the manor was held by the lord of the manor or his legally-trained steward at least once a year or as often as its business demanded. The records, the *court roll* or *book,* was typically in Latin from feudal times until the end of 1732, except for ten years in the Commonwealth period. From 1733 they will be in English and may have a contemporary index at the beginning, end or at the side of the text. Records, where they survive, continue until 1922 or to the date of enfranchisement of all copyhold land in that manor, if earlier.

There were many categories of land business within the court baron: here I shall discuss only the inheritance of copyhold land, other transfers being dealt with in the section on sale and transfer of land.

Inheritance of copyhold land

Manorial court records are one of the few local sources pre-dating parish registers and are hence of huge significance for family historians whether they need to see the descent of tenancies or the local gossip !

Copyholders were also known as *customary tenants* in that they were subject to the *customs of the manor.* There were several ways in which their land could be inherited or passed from one generation to the next (as outlined above), and which way depended on the custom in that manor.

The system was simple—upon the death of a copyholder his heir(s) had to report this fact to the court within a year and a day or risk forfeiture of the land. The property was *surrendered* to the lord of the manor. If there was a will this was presented to the court and the heirs would *pray to be admitted* to the property as tenants, upon payment of a small fee, termed a *relief,* see Chart 33. Larger land holders might make such arrangements at the court before they died. Most customary tenants were male but widows and spinsters could inherit property, which upon (re)marriage would usually become her husband's.

Chart 33: Surrender and Admission

Manor of Chipping Barnet & East Barnet, Hertfordshire
17 April 1770 (Film 1537716)
Presentment of death of Richard HASSELL esquire

AT THIS COURT the Homage upon their Oath present that Richard HASSELL esquire, late one of the customary tenants of the Manor aforesaid, who whilst he lived held to him and his heirs according to the custom of the said manor All that customary messuage or tenement with the yards, gardens and appurtenances thereunto belonging situate and being in Wood Street in Chipping Barnett aforesaid, and also one croft of land to the same premises adjoining with the appurtenances containing by estimation one acre more or less, heretofore in the occupation of Nicholas SHEPHERD and afterwards of Richard HASSEL deceased, and one parcel of customary land to the aforesaid premises adjoining by estimation one rood more or less and two other tenements thereupon or upon part of the premises above mentioned erected and being with the appurtenances of which one was heretofore empty and the other was in the occupation of William SHARP and which premises were heretofore one messuage and one croft of land called Thimbles and one rood of land thereto adjoining and also three other customary messuages or tenements with the appurtenances situate and being in Wood Street aforesaid heretofore in the severall occupations of John WICKS, Thomas BELLIMER(?), and [blank] NASH widow, with all houses, edifices, yards, gardens, orchards, curtilidges and appurtenances thereunto belonging, to which premises, there being one messuage only with the appurtenances thereunto belonging commonly known by the name of the Brewhouse, the said Richard HASSELL was admitted tenant in Fee on a Recovery thereof by him suffered at a court held for this manor on the 12 day of March 1733, as appears by the Rolls of the said court, [he] hath since the last General Court departed this life seized of the said premises according to the custom of the said manor and that Richard HASSELL esquire is his eldest son and heir at law and of full age.
[signed] Geo. Nicoll, W. Beatty, Edward White

→ **Continued on the next page**

Admission of Richard HASSELL esquire as his eldest son and heir in Fee to the Brewhouse and premises called Thimble.

Presentment of death	6.8
Admission	9.4
Copy	9.4
Stamps etc	5.0
	£1.10.4

NOW at this court comes the said Richard HASSELL esquire in his own proper person and humbly prayed of the Lady of the Manor aforesaid to be admitted tenant to the said premises so descended to him as aforesaid by the death of the said Richard HASSELL his father. And thereupon the Lady of the Manor aforesaid by her steward aforesaid granted to him seizing thereof by the rod according to the custom of the said manor.
TO HAVE AND TO HOLD the premises aforesaid with the appurtenances unto the said Richard HASSELL his heirs and assigns for ever of the Lady of the Manor aforesaid by the rod at the will of the said Lady according to the custom of the manor aforesaid at the yearly rent, suit of court, customs and other services heretofore due and of right accustomed for the same. And he gave to the Lady a Fine for such her estate and entry into the said premises as appears in the margin & fealty was respited etc.

[Note: this was the first of five such entries for premises conveyed from father to son at this court]

At the death of a copyholder if the copy from the manorial roll could not be found then the manor court had to pass the land to the heir-at-law. This was a problem encountered by Samuel Pepys in 1661 when his uncle Robert Pepys died, as described by Leeson & Gibson. Sometimes the heir was not immediately known and hence a proclamation was made in the court roll as in Chart 34.

Chart 34: Proclamation for Heirs

Manor of Chipping Barnet & East Barnet, Hertfordshire
17 April 1770 (Film 1537716)

AT THIS COURT the first proclamation was made for the heirs of Joseph COOK to come into court and be admitted to the residue of the copyhold lands and tenements within this manor whereof the said Joseph COOK died possessed.

AT THIS COURT the second proclamation was made for the heirs of Elizabeth EXTON(?) infant.

AT THIS COURT the homage upon their oath present that John POOL since the last court departed this life seized of all that piece or parcel of ground containing 20 poles in length and 5 poles in breadth and in which a cottage lately stood lying near the brick miln on Barnet Common within the manor aforesaid, but who is his next heir that are nor informed, and because [of that] the 1st Proclamation was made.

[signed] Geo. Nicoll, W. Beatty, Edward White.

A good deal of information about the property and occupiers may be given, and reference made (termed *reciting*), to previous court rolls and wills for example in the manor of Long Ditton, Surrey on 7th August 1790 it was presented that Ann Land of Thames Ditton, widow had died. The property was described in detail and the fact that it was *formerly in the possession of John Walter blacksmith and late of Thomas Fitzwalter,* by whose will, dated 14 August 1777, the land was devised (entailed) after Ann Land's death to her surviving children, John and James Land, and Ann Fernyhough nee Land. There was a yearly rent of 10d, an herriot, and a fine of £3 as they were admitted as joint tenants.

Further examples of admission to copyhold property are given by Camp. Some manors kept Books of Abstracts of the Court Rolls, an example is in Chart 35.

Chart 35: A Court Roll Abstract Book

Manor of Chipping Barnet & East Barnet, Hertfordshire
Court held prior to 12 April 1737 (Film 1537716)

Richard STAPLER's death presented.
John WEST and Wm TRIGG admitted according to the will of the said Richard STAPLER to a messuage in Chipping Barnet with the orchard, garden and appurtenances. Fine £22.10.0

John SUMNER an infant admitted to a messuage in Chipping Barnet called the Long Entry, with the cartilage and appurtenances.
Fine £18.0.0
Henry CLARK appointed guardian to the said John SUMNER

Court held 12 April 1737

Samuel NICOLL suffers a recovery of a close of land in Chipping Barnet called Little Paynards, containing by estimation two acres more or less, and is admitted to the same in fee.
Said Samuel NICOLL makes a surrender to the uses of his will.
No fine assessed.
William KIRBY and Elizabeth his wife admitted on the grace and favour of the lord to a cottage or tenement with the appurtenances in Wood Street, Chipping Barnet.

Joseph NEEDHAM's death presented
Joseph NEEDHAM his son admitted as his heir to two cottages or tenements now divided into three dwellings in the parish of South Mimms. Fine £13.10.0
Said Joseph NEEDHAM immediately by attorney surrenders the same premises to the use of William THORNHILL an infant according [to]the several uses mentioned in a deed dated 13 Jul 1693.

Finding Manorial Court Records

There is no central collection of these records, nor are they usually in relevant county archives but are widely dispersed wherever a particular lord's estate papers happen to have come to rest, whether in private muniments or public archives. TNA only hold the manorial records relating to manors which were, at some stage, in crown hands (Cox 2001).

When the manorial system was dismantled in 1922 the value of the manorial records as evidence of title to property was recognized by the Master of the Rolls drawing up regulations for their control and custody.

The result was the *Register of Manorial Documents* (*Manorial Documents Register = MDR*) containing their ownership and location, formerly managed by the *Historical Manuscripts Commission* at Quality House in Chancery Lane, but now amalgamated with the PRO (Public Record Office) as TNA (The National Archives) at Kew, Surrey.

The MDR is arranged by county and lists manors alphabetically by their name, but there is also a list of parishes with the names of all the manors in each. It is partially computerized—Wales, Hampshire including the Isle of Wight, Middlesex, Norfolk, Surrey and the three Ridings of Yorkshire are available online so far at **www.mdr.nationalarchives.gov.uk/mdr/.**

The National Register of Archives (NRA) at: **www.nra.nationalarchives.gov.uk/nra/** can assist in finding the right repository for those not yet computerized. Plenty have been microfilmed and can be found more easily in the FHLC as they are under the place they concern rather than the place where they are presently archived. Look under COUNTY – PLACE – COURT RECORDS or LAND RECORDS or MANORS. An example on film of a published court roll is Chilham, Kent 1654-1656, which was written in both Latin and English as it was during the Commonwealth period, and has an extensive historical introduction by Jessup. [Note that this is one of those items that is hard to find on the FHLC because it is an article in a serial publication; Smith's Inventory turns them all up, though!]

Elrington's article on descent of manors shown in the Victoria County Histories is useful, and Travers, and later Ellis (1994), surveyed the history of manors and of the founding of the Historical Manuscripts Commission of England & Wales, the Manorial Documents Register and the National Register of Archives. These are now all with TNA and a modern overview is on their website.

Some county archives are getting their detailed catalogues online, one that can be recommended is Essex Record Office at **http://seax.essexcc.gov.uk.** There are all kinds of useful manorial records described there, and many more awaiting input. Cavell's article on manorial records online is essential reading to understand the progress being made in access to these records.

Readable simple articles and booklets on the manor and manorial records include those by Cox (2001), Franklin, Harvey (1993a), McLaughlin, Overton, Palgrave-Moore and Park. Ellis (1997) and Stuart are more detailed texts, the latter being an excellent study manual for those wanting to tackle the old writing and Latin with its many abbreviations. West (1982) contains a good list of published manorial records and can be updated by recourse to TNA and county archive lists.

Morley shows how persistence, even with Latin text pays off in putting your ancestors in context amongst their neighbours. Everett tells about attending one of the half dozen manorial courts still existing, at Stockbridge, Hampshire in 1995. Biggs has a good example of the use of court baron records to show inheritance of property.

The Browns of Southborough

This example shows the value of manorial court records in sorting out the relationships in a family with a common surname, repetitious given names and a christening wanderlust. My Browns start in the area between Tonbridge and Tunbridge Wells, Kent with Robert and Frances who had at least 10 children from 1762–1788 and they and their sons christened children in several of the surrounding churches.

There were, of-course, many other Browns in the area as well! Three of Robert's boys, **Thomas (1768), Richard (1779)** and **William (1782)**, acquired land in Southborough and begat further Brown sons and grandsons. So far I have one Edward, one John, two George's, three Robert's, three Thomas', four Richard's, six James' and seven William's!

Even with a thorough survey of local parish registers, census returns and a clutch of memorial inscriptions they are difficult to firmly assign to families.

A study of the court book for the manor of Southborough (film 1850140) revealed that:

In 1803 a grant was made to **Thomas Brown** labourer to enclose 30 roods of the waste on the south side of Southborough Common adjoining the road to Speldhurst for a yearly rent of 10d. In 1811 he alienates 2 rods to his brother William (the roll does not indicate the sale price). He died in 1831 and at a court in 1832 the 1803 grant and description are recited and the property *descended amongst the seven sons and co-heirs in gavelkind* [this is the Kentish type of tenure whereby all children share equally]. Thus we know that four of his 11 children predeceased him. The next item in the record states that one of the sons, James Brown, has had the property alienated to him (presumably by buying out the others). James died in 1874 and his widow Jane in 1881, at which time the land was sold to Matthew Mark Phipps.

In 1816 **William Brown** carpenter was granted leave to enclose a piece of ground 90' x 26' on the southwest of Southborough Common next to the 2 rods he had in 1811 from his brother Thomas and upon which he had built a dwelling. He died in 1838 intestate and a court in 1839 decided that his three sons, William, George and Thomas would share the property (the two parts being recited back to their respective grants in 1803 and 1816) in gavelkind. However, it is known from the MI's that at least three daughters were married and still living. Son William's christening I have not yet found – perhaps it is in the same parish where his father married Martha ? It is worth noting that Martha (thankfully there is only one of them) occupies plot 2430 and son William plot 2431 on the 1841 tithe apportionment and map.

In 1817 **Richard Brown** buys 30 roods of land with a yearly rent of 1/- from Matthew Thompson's widow, originally granted in 1791. In 1839 it is recorded that he devises this to his daughter Mary and son James equally, the original grant being again recited so we are sure which Richard it is. James, a carpenter, in November 1842 buys 40 roods also at the south west end of Southborough Common from Thomas Bristow to whom it was granted in 1796. In 1841 James and his wife Sarah are occupying this property and appear on the tithe map as lot 2429, next to his aunt Martha.

From the above court records, which include both inheritance and sales of land, we can work out which sons died and which survived, as the parish registers do not differentiate between all the different Richard's James' & William's. Using manor court records together with the census and tithe maps and apportionments we know exactly where they lived.

However I am still trying to work out which of the following relatives were amerced (fined) for *encroachment on the wastes:*

- Robert Brown in 1820 for building a hogsty
- Richard Brown in 1827 for building a hogpound
- William Brown in 1827 for building a hogpound
- George Brown in 1841 for leaving a faggot stack.

As a final stroke of serendipity, one of my umpteenth Dashwood cousins (on my mother's side) actually lives on plot 2429 in Southborough, (albeit in a more modern dwelling), where my Browns (on my father's side) lived in the early 1800s!

SALE & TRANSFER OF LAND

The transfer of land or property other than by inheritance is termed conveyance. English law from early times distinguished between the conveyance (a.k.a. transfer, alienation) of **rights** and of **real estate. Rights** (strictly termed *incorporeal hereditaments*) were conveyed by a *Deed of Grant*. The type of conveyance for **real estate** (*corporeal hereditaments)* depended on whether it was freehold, copyhold or leasehold and one property, say a house, could be owned by one person, leased for a fixed period to another, who subleased for a shorter term to a third person. Three different estates would then co-exist for the one property and each had to be dealt with, or *extinguished,* by proper legal procedures.

Freehold Property

These were of basically two types, fee simple and fee conditional:

• Fee Simple

There have been four stages in the conveyancing history of fee simple freehold estates:

Livery of Seisin and the Feoffment

This was an outright freehold which had no strings attached and in mediaeval times was conveyed by a public ceremony called ***livery of seisin.*** The existing owner took the owner-to-be on to the land and handed him a symbolic piece of the land (lump of earth, turf, blade of grass or stick) and stated the terms on which he

handed over the land. The whole community witnessed the transaction, the communal memory being considered sufficient security. The new owner then turned everyone else off the land, thereby asserting his rights as owner. There was frequently no written documentation (which avoided payment of feudal dues called *fines* or *relief* to the lord) but in later times a document termed an *indenture (or deed) of* ***feoffment*** or *deed of gift* was created after the fact. Feoffments were abolished in 1925, although they had been superseded by other deeds long before.

Bargain and Sale

By the 16th century there was constant friction between the owners of land, who wanted to have secret conveyances to avoid paying fines upon entry to a property, and the manorial lords (including the crown which held the largest numbers of manors) who wanted to maximize their dues. Devious legal arrangements for avoiding fines resulted in the passage of two Acts in 1535, the *Statute of Uses* and the *Statute of Enrolments.* The law now required all transfers of freehold property to be by proper deed and to be enrolled at a royal or quarter sessions court.

However, title deeds could now be a straightforward ***bargain and sale,*** and sometimes an intermediate type is seen—the *bargain and sale with feoffment.* Thus no fines were payable but there was a registration fee for enrollment. A straight bargain and sale is shown in Chart 36 and one involving an exchange of land in Chart 37.

Chart 36: A Bargain & Sale

Castle Donington, Leicestershire
DG8/5 on Film 0477390
29 Jan 1716/17

PARTIES:

(i)(a) *Thomas ROBY senior*
(b) *Thomas ROBY junior*
Both of Allcott, alias Overcott in the parish of Shittington, Warwickshire, yeomen
(ii) *William WALTON of Castle Donington, clerk*

Thomas and Thomas, for £80, bargain and sell to William 3 acres 3½ roods in the common fields of Castle Donington, that is one acre at the Town End in Stoneshill Field, one flat or parcel of land called Middle Furlong Flatt in Park Field, 2 roods at the Ash Trees in Trent Field.
To hold to William and his heirs and assigns forever, paying yearly to the Lord of the Manor 2/1d fee farm rent, out of the original rent of 10/6d, (see DG8/3 {a previous deed]). Thomas ROBY, senior and junior and their heirs and assigns paying the residue.

Signatures and Seals of: *Thomas ROBY, Tho: TOBY Jun,*
Witnesses to Sealing: *Tho: RICHARDS, Tho: BUCKNALL*
Witnesses to Delivery of Seisin: *Tho" HILLS, Math: PYM (X)*

Chart 37: Indenture of Exchange

Abstract of a Yorkshire deed from an estate sale in British Columbia, Canada and used to adorn a lawyer's office !
[A copy is now in the Northallerton Record Office]

"*This Indenture of Exchange*"... was dated 30 July 1722 ... and is between Robert BRAYSHAW of Pryor Hall, Malham East, Yorkshire (father of John BRAYSHAW) who holds lands called Soll Hill and Little Strip Dale in Malham on behalf of his son John. These lands were formerly held by Rowland BRAYSHAW who bequeathed them to John BRAYSHAW. The BRAYSHAWs are exchanging these lands for those known as Croosdales and Crown Flatt, also in Malham and belonging to William LUND, in order to consolidate their holdings.
There is a wavy line (indenture) at the top of the document, but by this time this had become only a token, as the two copies by that time were being written on separate sheets of parchment.

Lease and Release

Lawyers now set about devising new ways to effect secret conveyancing and to sell *entailed* land. The most common result from the early 17th century until 1845 was the ***lease and release*** and it is the easiest to recognize as it consisted of two documents bearing consecutive dates. It was brilliantly devious and simple! The seller first leased the land for 6-12 months at a token rent to the buyer. The lease thus brought the buyer into actual possession. The next day the seller conveyed the reversion of the lease (his future or *reversionary* interest in it) to the buyer. As this was only a right (an incorporeal hereditament) it could be transferred without livery of seisin or enrollment. And, as the lease was not freehold there was no need to enroll in the courts. An example is in Chart 38.

Chart 38: A Lease & Release
Castle Donington, Leicestershire on Film 0477390

Jan 1717/18 LEASE FOR YEAR DG8/7

4 George I

PARTIES: *(i)(a) Thomas ROBEY the elder of Alcot in the parish of Shittington, Warwicks, yeoman*
(b) Thomas ROBEY the younger, eldest son and heir of said Thomas ROBEY the elder
(ii) John CROMPTON of London gent.

Thomas ROBEY, elder and younger, for 5/-d, lease to John CROMPTON, the tenement in Castle Donington, now in the tenure of George TRUSSELL; also one orchard adjoining and the close of 3 roods called Iremongers Lammas Close adjoining the orchard; also 6 Beast gates [the right to pasture one animal on the manorial common], four called Free Pastures and 2 called Groat Pastures.

To hold to John for one year at peppercorn rent.

Signature and Seal of: *Tho: ROBY; Tho: ROBY junior;*

Witnesses to Sealings: *Tho: RICHARDS; Hugh BATEMAN junior; Joseph ATKIN*

10 Jan 1717/18 RELEASE DG8/8

4 George I

PARTIES: *(i)(a) Thomas ROBEY the elder of Alcot in the parish of Shittington, Warwicks, yeoman*
(b) Thomas ROBEY the younger, eldest son
and
heir of above Thomas ROBEY
(ii) John CROMPTON of London gent.

Thomas ROBEY the elder and younger, for £280, release to John CROMPTON tenement and land in Castle Donington [details in DG8/7}
To hold to the said John and his heirs forever of Thomas COKE Esq., Lord of the Manor of Castle Donington, paying to him yearly 6/10d rent.

The court roll may have references to such sales, for example in the manor of Kingston upon Thames, Surrey (film 1040053) on 31st May 1803 is presented *an alienation* [transfer] *from the heirs of Henry BREWSTER to the Reverend John CUNDALL of a tenement in Canbury Lane held of this manor by yearly rent of 1/-; And that there is due for a relief* [transfer fee to the lord for a freehold property] *1/-* The relief was usually the value of one year's rent.

Deed of Grant

After 1845 a simple *conveyance* was allowed to transfer land. In effect a *deed of grant* was now acceptable for transferring real estate as well as rights and has been in use ever since.

Fee Conditional

The inheritance of some freehold tenures was restricted, or *entailed*, (for example to male heirs), and the freehold was known as *fee conditional*. This originated in 1285 with the *Statute De Donis Conditionalibus* which made the sale of entailed land illegal. The land was also called *estate tail* and the mode of tenure *fee tail*. Each successor would enjoy a life interest in the estate and it would pass to his heirs by primogeniture. In addition, family settlements or trusts became commoner from the 17th century to ensure that estates remained in the family. This had its advantages but also meant that no-one could legally sell part of an estate to raise capital for improvements. So two fictitious legal actions, both involving collusive litigation, were invented to allow sale of entailed land.

They were done at the Court of Common Pleas whose status made the record binding on all parties. They were both rendered obsolete in 1834 by an Act which allowed a simple disentailing deed.

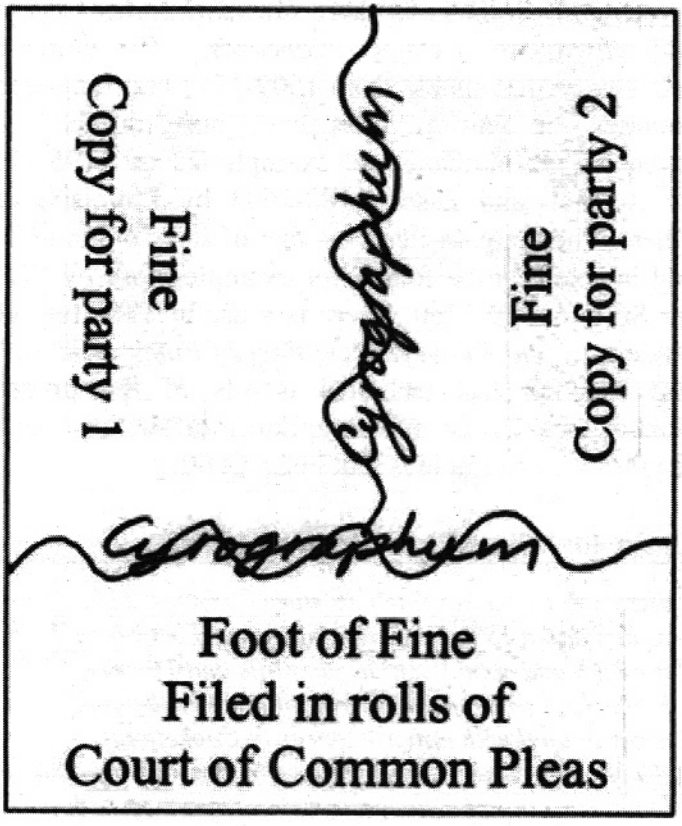
Final Concord (or Fine)

The first was the *final concord,* or *fine,* a fairly simple method used from 1182. It contained a record of the purchase, giving names of the parties and brief description (often in a companion document) of the land being sold by collusive action in the Court of Common Pleas but settled out of court.

The *plaintiff* or *querent* (purchaser) alleged to the court that the *deforciant* (vendor) had agreed to sell the property but had not done so. The parties then reached an out-of-court settlement (the *final concord* or *fine*) before the court could come to a judgment, and an order giving the purchaser the freehold of the property was then made. The parties named may be husband and wife, or father and son, and because these documents were often used to break entails several other relatives may be involved as well.

The record consisted of a triplicate copy (*tripartite indenture)* arranged as in Chart 39 and cut apart with wavy lines, often through the word *cyrographum* or *chirograph* written along these areas, so they could be matched in case of dispute. [The term chirograph was also used for any document written in duplicate or multiplicate). The top two were given to the vendor and purchaser, and the bottom (called the *foot of the fine*) was kept in the court rolls, the collection of these being known as the ***feet of fines***.

Chart 39: Diagram of Foot of Fine



The feet of fines are in TNA under CP25 and 27 (Court of Common Pleas) and are in Latin until 1733, except during the Commonwealth. They always start with the phrase *Hec est finalis Concordia* (This is the final agreement). Sometimes there are extra *notes of fines,* and duplicates called *concords.* Contemporary calendars are available from 1509-1798 and for several counties the feet of fines have been printed with extensive introductions, for example Devon 1196-1369 by Reichel, and Essex 1182-1603 by Emmison and others. There are 44 items on feet of fines in the FHLC and indexes can be found, for example those by Webb for Surrey 1649-1760. There is a useful TNA research guide L2 *Land Conveyances: Feet of Fines 1182-1833*, and Tatchell has technical details of the process. Conveyances come on the antiquarian auction market regularly, an example is that in Chart 40:

Chart 40: Sussex Final Concord 1579

Elizabeth I – Sussex fine indenture on a single slip of vellum dated 1579 being a final concord between Ninian WARDE and John WARDE plaintiffs and Thomas MYCHELL deforceant for one toft, one garden and six acres of land with appurtenances in Cookefield (Cuckfield), Sussex. & lines in Latin in a neat secretarial hand, on a slip of vellum approximately 3" by 16", in fine fresh condition.

[www./mullockmadeley.co.uk]

There were a lot of Michells in Cuckfield and district including mine, and Attree summarized their early history.

The records for Stepney Manor includes an abstract of the copy (chirograph) of a fine (Chart 41).

Chart 41: Chirograph of Fine

Poplar & Bromley Court books for Stepney Manor, Middlesex (film 1751945) Index entry

CHIROGRAPH OF FINE
Wherein James MOUNTAGUE, George BARKING, Thomas HARBY, John OLIVER, John OLLEY, William MILLS and John CARTER were Plaintiffs
And
Felix PARKINSON and Frances his wife were deforciants of one moiety of two messuages and ground opposite Blackwall Stairs.

Both Willis and Alcock have English translations of Feet of Fines.

Fines are dated by the law terms, which are roughly:

- Michaelmas - late Sep to end Nov.
- Hilary – mid Jan to mid Feb.
- Easter – just after Easter to mid Apr or May (depending on the date of Easter).
- Trinity – mid May to Jun 24.

Law terms are explained more fully by Cheney.

Common Recovery

The second legal manoevre for conveying entailed land by collusive action was the *common recovery*, first appearing in the 15th century. These actions could be heard in the Court of Common Pleas, the Court of Hustings, or a manor court. It was entered on to the court rolls and a copy (the *exemplification*) given to the purchaser. The record of purchase gives the names of the parties and a brief description of the land. The resulting deeds can be found in:

- *Plea Rolls* and *Recovery Rolls* (CP 40 and 43) of the Court of Common Pleas with finding aids arranged by date.
- Court of Hustings records at the Corporation of London Record Office.
- Local manor court proceedings.

The purchaser (demandant or recoverer) brought a case against the vendor (a freeholder or tenant-in-tail) to *recover* the property, claiming that he had been wrongly ejected from it by *Hugh Hunt*, *Richard Rowe* or some other fictitious third party. The vendor then called another person (the *vouchee*) to vouch for his title, which person conveniently disappeared, leaving the court no option but to judge for the purchaser.

The purchaser received a freehold which dispensed with any entail on the property, often the main purpose of the exercise. In fact the procedure is sometimes followed by a conveyance restoring the land to the tenant, the recovery being merely a convenient device to end his original form of tenure.

Recommended reading on title deeds and conveyance of land are the succinct articles by Carr (who gives examples) and Wormleighton (the easiest layman's explanation) and the more detailed, clearly explained and well illustrated book by Alcock

Leasehold Property

Leases

Individual leases survive in great numbers, and land owners kept books recording the leasing of their properties. Some are simple rental books whereas other, more complicated properties might be detailed street by street with successions of tenancies within the same family over many years. Typically the records will show:

- Address or description of the tenement.
- Date of start of lease.
- Length of lease, typically for 7, 14 or 21 years or some other multiple of seven.
- Rent, which may be nominal and remain the same over a long period of time.
- The fine, a renewal fee paid at the start of a new lease, which could rise dramatically. Secular landlords gradually gave up levying fines after 1660, some finding it more profitable to grant only annual leases and substantially increase rentals to whatever the market would bear, the so-called *rack rents.* Ferris elaborates on the situation with rack rents in Dorset. Church property retained fines until the 19th century.
- The clear value which often goes up sharply, especially in built-up areas.

Some examples in the antiquarian market which have wonderful family history detail are shown in Chart 42.

Chart 42: Leases Found For Sale Online

A Bristol Farrier
Indenture on vellum dated 1679, being the lease of a stable on St. Thomas Stroode, Bristol for the use of James Bull, a farrier, written in English on two leaves of vellum.

A Preston Blacksmith
Indenture on paper dated May 1st 1872 between Peter Howard, a brewer and proprietor of the Boar's Head Inn in Friargate, Preston and Roger Charnley, the local blacksmith, whereby Howard allows Charnley to extend his smithy, adjacent to the pub, in return for rent of one shilling per year.

Taunton Ironmonger and Bookseller
Lease of a tenement called Stepswater near the turnpike between Taunton & Bishops Hall. T. Ackland ironmonger and James Barnicott bookseller to Capt. F. Dickson.
1 & 2 at **www.mullock-madely.co.uk**, 3 at **www.localhistory.co.uk**

In an indenture dated 24 Feb 1814 the lease of the Red Lion pub for 21 years at a yearly rent of £75 payable quarterly was made between:

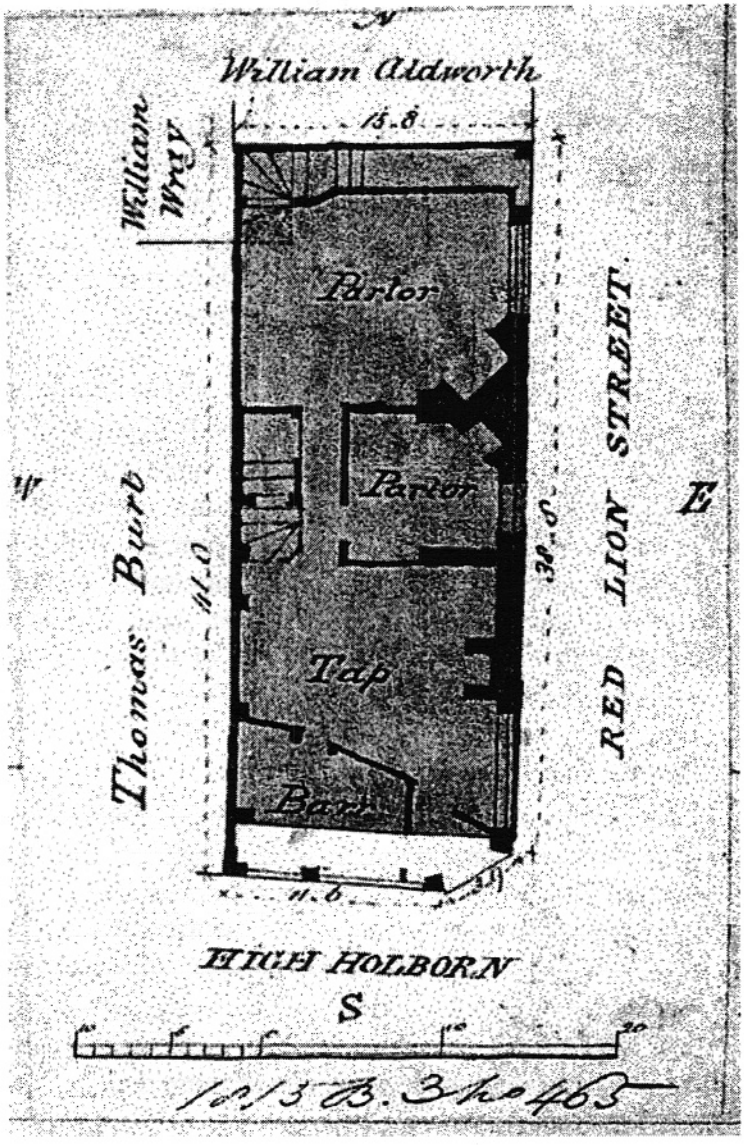
- Jn° CRAWLEY of Stockwood, Beds esq.
- Revd Jn° KEET rector of Bishops Hatfield, Herts & Susanna his wife.
- Sarah HALSEY of Great Gaddesden Parsonage, Herts widow.
- Jos[h] Thompson HALSEY of Great Gaddesden Place, Herts esq.
- Sam[l] CRAWLEY of Ragnall Hall, Notts esq.

  of the one part and
- Rich[d] BOWEN of High Holborn, parish of St. Andrew Holborn, Middx victualler.

  of the other part

A plan of the pub (Chart 43) was attached to the lease showing the layout, dimensions, and abuttals.

Chart 43: Plan of Red Lion in High Holborn



Borough Hall Books

Borough hall books contain records of leases of their property, as well as local biographies and lists of officials, and these will usually be in borough archives. The most unexpected items turn up in local records, thus Hawes tells of the details of the Rigby quadruplets recorded in the Norwich Municipal Assembly Book in 1817. It is worth enquiring of local libraries to see if histories of these records have been published, for example the series on New Windsor, Berkshire by Bond (1968), Langton, and South, and Cuthbert.

A special situation occurs in the City of London where the tenants of all the houses on London Bridge are listed from 1381, and records, (in the archives of the Corporation of the City of London), name those involved in maintenance of the bridge including masons, carpenters, shipwrights, paviours, glaziers, labourers, chaplains, timber merchants from Croydon, brickmakers of Deptford, tilemakers of Lewisham and stone quarriers of Reigate (Jones 1952).

Leases for Years & Lives

Some leases were for a set time period, for example those for 21 years popular in the east of England, whereas others were for (typically) three *lives,* more common in the West Country. The records of *leases for lives* will name the three living people, who were not necessarily related. These would be *determined* (cancelled) after 99 years unless fresh names were added on payment of a fine as one or more died.

The term *in survivorship*, and *estates in fee farm* are also used for leases for lives, and the operative phrase is *demise grant and to farm let.* Some examples of leases for lives from the Isle of Wight are given in Chart 44

Chart 44: Leases for Lives

22 Dec 1768
Several pieces of land totaling 16acres called *Polles* near the Newport River in Fairlee Tything, Whippingham formerly occupied by David PATTEN deceased, then Daniel HOLLIS, now Thomas LINNINGTON

By	George, Lord EDGCUMBE
To	John WHITE of Fairlee esq on the lives of Himself age 35, Henry ROBETRTS age 36 & Jonathan age 13 son of Thomas DASHWOOD of Whippingham wheelwright
Consideration	£36 and surrender of lease of 22 May 1759 to Henry ROBERTS of West Standen, gent on the lives of himself, his son Thomas (now dead) and his brother William.
Rent	16/8d per annum
Heriot	£1 .6s 8d

6 Jul 1837
Messuages on piece of land in High Street, Ryde with right of way in common with occupiers to south.
Timber and Mining Rights reserved.

By	George PLAYER of Ryde House esq & Mary Ann his wife
To	Thomas DENNIS of Ryde painter on the lives of Henry DASHWOOD age 17, John James DASHWOOD age 14 sons of Thomas of Ryde builder, & Henry Stephens age 22 son of John of Ryde grocer.

Young children were generally not named, as the likelihood of them dying was greater than for older children; similarly women of child-bearing age are infrequently named. The named persons did not have to be relatives—sometimes the names of royalty or other notable personages are used. Travers has a wonderful example of being able to distinguish between different men of the same name through their ages at different dates using leases for lives. The ages and relationships of children given in leases for lives are valuable checks on parish register entries, especially where several children are christened in a batch, where some children are not in the expected source or where there is an error in the register. An example of use of leases for lives in the latter case is given by Hiscocks.

Leases for lives were considered more favourable for the lessee than those for a fixed number of years. Some leases combined a fixed numbers of years *and* named lives, such as the common form in the south west of England combining 99 years and three lives. There were advantages for both parties: the lessor retained the freehold interest, and the lessee enjoyed greater security of tenure and had the ability to sub-let. Most such leases were converted to simple 90-year ones by the *Law of Property Act* of 1925.

It should be noted that although the majority of leases for lives met by genealogists are for leasehold property, there are other kinds. Peskett (1973) has an erudite discussion on the development of leases from lives out of copyhold procedures; and also about the earlier form of leases for lives on freehold land.

Copyhold Property

Copyhold was the ancient form of manorial tenure where property was held either directly from a lord of the manor or from one of his tenants. Copyhold land transfer was recorded in the manor court rolls and a copy serving as his title deed given to the purchaser, hence the term *copyhold.* To transfer property it was first surrendered to the lord who then admitted the new tenant, upon payment of a fee, termed a *fine*, except in cases of inheritance where it was a smaller sum called a *relief.* Inheritance of copyhold and how to find copyhold records have been discussed under the section on Manorial Courts Baron; here we look at other forms of transfer. Steel (1980) notes that there was no copyhold tenure in Cornwall, it being part of the Duchy of Cornwall.

Sales and Purchases

These were termed *surrenders*, where the purchaser was admitted to the *use and behoof* (benefit) of the property upon payment of the *fine*—see Charts 46 and 47.

Mortgages on Copyhold Land

Early mortgages were very different from modern ones because receiving interest for a loan was prohibited as *usury* until 1571. So the lender took possession of the property and collected the rents until the loan had been repaid. Thus some simple mortgages occur where the copyholder surrendered his property to the use of the mortgagee who became the customary tenant as long as he paid the capital and interest within the year. Mortgages are termed *conditional surrenders* in the

court rolls but the mortgagee (creditor) was not admitted to the property, that is he didn't own it but merely received the rents. Upon repayment a warrant of satisfaction was then given to the mortgager (debtor). There are many more complex mortgages in manor court records and these are difficult to understand without legal assistance. A simple one is shown in Chart 45.

Chart 45: Conditional Surrender

Manor of Chipping Barnet & East Barnet, Hertfordshire
17 April 1770
Acknowledging satisfaction of £0..9..4
AT THIS COURT Richard MAUND acknowledges satisfaction on a Conditional Surrender made by Thomas KNOWLTON deceased and Elizabeth his wife to the said Richard MAUND dated the 13th day of April 1762, by the direction of Richard PRIOR, and also acknowledged satisfaction on Another Conditional Surrender made by the said Thomas KNOWLTON deceased and Elizabeth his wife to the said Richard MAUND dated the 9th day of April 1765, by the like direction of Richard PRIOR.
[signed] Richard Maund, Richd Prior

Those lending money (the mortgagees) on a single house or farm in the 17th-18th century were usually local, well-to-do yeoman farmers, craftsmen in towns or widows with money left by their husbands. From the 19th century more of the professional classes such as solicitors, bankers and gentlemen, and later building societies were the source of monies to those needing to raise cash for improvements or other ventures. Mortgages on freehold land are discussed in a later section with Chart 53.

Rentals

Many copyholders subleased their land to others; if these were for a year or less then they were rarely recorded at court baron. However, longer rentals, typically for seven, 14, 21 etc. years are normally recorded and the appropriate surrenders and conditional admittances are outlined.

A court record will often show a series of events involving different kinds of conveyance taking place on the same day. The example in Chart 46 shows:

John Walter selling (by *surrender and admission)* four properties (subject to a mortgage from George COOK) to Joseph Biddle.

Joseph Biddle then selling the last-mentioned property to the Overseers of the Poor (David Willis & Sidney Moss). [Long Ditton poorhouse opened in 1791 so perhaps this was the land needed for it?]

Ann Cooke acknowledging receipt of £64 to clear the mortgage on the last-mentioned property.

It will also be noted that mention is made in the fifth line here of a surrender taking place *out of court*, and indeed this is what commonly happened and the court just *registered* the conveyance.

Chart 46: Successive Transactions at a Manor Court

Manor of Long Ditton, Surrey 7 Aug 1790
Admittance of Jos. Biddle on the surrender of John Walter

AT THIS COURT the homage present and find that at a Court Baron held for the said manor on the second day of July one thousand seven hundred and eighty three It was presented by the homage that John WALTER one of the customary tenants of the said manor did out of court, to wit on the fifteenth day of May one thousand seven hundred and eighty two *surrender* into the hands The lord of the said manor by the hands and acceptance of John CANTON and Johnson ROWLES, two other customary tenants of the said manor *by the rod* according to the custom of the said manor

All that messuage or tenement, outhouses, yards, garden, orchard and appurtenances situate at Ditton Marsh in the parish of Thames Ditton near a place called Stonebridge, then in the occupation of Miss HILLIARD.

And also all those three half acres of land lying in the common fields of Long Ditton aforesaid called Upper and Lower Westfield, then in the occupation of John KNOTT.

And also all that half acre of land lying in Farnborough in Long Ditton aforesaid in a field called Sandells, then in the occupation of William WILLIS, which lands were formerly Loach DOWSE's.

And also all that messuage or tenement formerly George DOWSE's and one barn and one orchard with the appurtenances lying behind the said messuage, and two little pieces or parcels of ground lying behind the said barn, and one yard adjoining to the yard there of George DOWSE, containing in length from the pales there to the barn three roods or thereabouts situate near the brick kiln at Long Ditton, then in the occupation of James MARYAN.

TO THE USE AND BEHOOF of Joseph BIDDLE of Esher in the county of Surrey mealman, his heirs and assigns forever.

→ Continued on the next page

SUBJECT TO A CONDITIONAL SURRENDER heretofore made by the said John WALTER to George COOK of Long Ditton aforesaid victualler for two hundred pounds and interest, which said surrender is in full force and virtue.

And that PROCLAMATION was thereupon made for the said Joseph BIDDLE to come into court to be admitted tenant to the said premises, but he came not.

NOW AT THIS COURT came the said Joseph BIDDLE in his own proper person and humbly prayed to be admitted tenant to the said premises To whom the lord of the said manor by his said steward granted seizing thereof by the rod TO HAVE AND TO HOLD the premises aforesaid with the appurtenances unto him, the said Joseph BIDDLE, his heirs and assigns for ever of the lord of the said manor by the rod at the will of the lord according to the custom of the said manor, by the yearly rents and other services therefore due and of right accustomed. And he gave to the lord for a fine Thirty Pound, fealty was respited, And the said Joseph BIDDLE was ADMITTED TENANT accordingly.

→ Continued from the last page

[Next transaction]

Admission of Mssrs Willis & Moss, Trustees for the Poor of Long Ditton parish

IMMEDIATELY AFTERWARDS sitting the same court came the said Joseph BIDDLE in his own proper person and in full and open court *surrendered* into the hands of the lord of the said manor by the hands and acceptance of his said steward by the rod, All that messuage or tenement formerly George DOWSE's and one barn and one orchard with the appurtenances lying behind the said messuage, and two little pieces or parcels of ground lying behind the said barn, and one yard adjoining to the yard there of George DOWSE, containing in length from the pales there to the barn three roods or thereabouts with the appurtenances situate near the brick kiln at Long Ditton, late in the occupation of James MARYAN TO THE USE AND BEHOOF OF David WILLIS of Long Ditton aforesaid yeoman and Sidney MOSS of the same place timber merchant for and during the term of their natural lives and the life of the survivor of them the said David WILLIS and Sidney MOSS, IN TRUST to and for the use and benefit of the poor of the said parish of Long Ditton which said David Willis and Sidney Moss present here in court in their own proper persons humbly prayed of the lord of the said manor to be admitted tenants to the said premises according to the form and effect of the said Surrender To whom the lord of the said manor by his said steward granted seizing thereof by the rod TO HAVE AND TO HOLD the said premises unto them the said David Willis and Sidney Moss for and during the term of their lives and the life of the longest liver of them the said David Willis and Sidney Moss IN TRUST and to and for the use and benefit of the poor of the said parish of Long Ditton of the lord of the said manor by the rod at the will of the lord according to the custom of the said manor by the yearly rent and other service therefore due and of right accustomed. And they gave to the lord for a Fine Ten Pounds two shillings and sixpence, fealty was respited, and they were ADMITTED TENANTS accordingly.

→ Continued on the next page

Ann Cooke's acknowledgement of the receipt of £64 in part of £200 due to her on Conditional Surrender And release to Messrs Willis and Moss

AT THIS COURT CAME Ann COOKE the widow and executrix of George COOKE late of Long Ditton victualler in her own proper person and acknowledged to have had and received the sum of Sixty Four Pounds in part of the principal sum of Two Hundred Pounds above-mentioned to be secured on the premises aforesaid by the *Conditional Surrender* made by the said John WALTER to the said George COOKE and in consideration thereof did surrender into the hands of the lord of the said manor by the hands and acceptance of his steward by the rod according to the custom of the said manor
All that messuage or tenement, barn and orchard at Long Ditton with the appurtenances formerly George DOWSE's (and which said premises were at this court surrendered by Joseph BIDDLE to David WILLIS and Sidney MOSS in Trust for the poor of the parish of Long Ditton aforesaid) And the said Ann COOKE did thereby remise, release and for ever *quit claim* unto the said David WILLIS and Sidney MOSS all the estate, rights, title, interest, claim and demand whatsoever of her the said Ann COOKE in or to the said messuage and premises or any part or parcel thereof.

Examined by me [signed] James GREENHITHE steward
[This is the last item at this court and underneath it is written]
The Dinner Bill

To a firkin of beer	9.0
To fowle	8.0
A Ham	7.0
Beef	10.4
Pies	4.0
Wine	9.10
	£2. 8. 2

Chart 47 is an example from the manor of Bromley St. Leonard's, Middlesex showing an inheritance of a copyhold property by six children. They immediately sell it and the land is subsequently *enfranchised* (converted to freehold).

Chart 47: Inheritance, Sale and Enfranchisement of Property

Manor of Bromley St. Leonard's **27 October 1865**

Samuel Tudor's Death

BE IT REMEMBERED that on the and year above written it was stated to me, Francis BRODERIP steward of the said manor and of the courts thereof that Samuel TUDOR, late a customary tenant of this manor, died seized of all that piece of land formerly parcel of the waste of this manor adjoining towards the North Island formerly granted to James and Thomas BROWN, towards the East to the road leading from the Mile End Road to Poplar, towards the South on land granted to John MARTIN, towards the West on the field in the occupation of Mr. GUNN, and which said piece of land contains in front One hundred and thirty one feet or thereabouts and is marked in the plan annexed to the proceedings of a court held for the said manor on the tenth day of June One thousand eight hundred and nineteen No.6, and also the several messuages and tenements erected on the said piece of ground. To all which said premises the said Samuel TUDOR was admitted on the eighteenth day of October One thousand eight hundred and thirty eight.

Will

And it was proved to me that the said Samuel TUDOR by his will dated the seventh day of April One thousand eight hundred and fifty nine, desired all his real estate whatsoever and wheresoever unto all and every his children in equal shares as tenants in common.

Six Children

And it was stated to me that the said Samuel TUDOR left six children (viz: Mary TUDOR of Forest Place, Leytonstone, Essex spinster; Edward Scripps TUDOR, William Scripps TUDOR and Frederick Sidney Scripps TUDOR all of Giden Hall in the County of Essex gentlemen; Harriet and CHARLESWORTH the wife of Jesse Thomas CHARLESWORTH of Snaresbrook in the said County esquire; and Owen Scripps TUDOR of Buenos Ayres in South America merchant.

→ Continued from the last page

Mary TUDOR admittance to one sixth
AFTERWARDS on the day and year above mentioned came the said Mary TUDOR and prayed to be admitted tenant to one undivided sixth part of all the said customary hereditaments of which the said Samuel TAYLOR died seized as aforesaid, with the appurtenances, to whom the lord of this manor by the hands of the steward granted and delivered seizing thereof by the road [sic] according to the custom of this manor. TO HOLD to her and her heirs to be holden of the lord of this manor by copy of court roll at the will of the lord according to the custom of this manor by fealty, suit of court, annual quit rent and other services and customs therefore due and of right accustomed, and she is thereof admitted tenant but her fealty was respited.

[and then with the same text…]

Edwd Scripps TUDOR admittance to one sixth
William Scripps TUDOR admittance to one sixth
Frederick Sidney Scripps TUDOR admittance to one sixth
Harriett Ann CHARLESWORTH admittance to one sixth
Owen Scripps TUDOR admittance to one sixth

Fine £11

Surrender to George M.E. Snow
AFTERWARD on the day and year above written came before me the said Mary TUDOR, Edward Scripps TUDOR, William Scripps TUDOR, Frederick Sidney Scripps TUDOR, Harriet Ann CHARLESWORTH and her husband the said Jesse Thomas CHARLESWORTH and the said Owen Scripps TUDOR, by the said Edward Scripps TUDOR his attorney, and IN CONSIDERATION of the sum of Six hundred and ten pounds to them paid by George Morris Elliot SNOW of the Stock Exchange, London esquire.
And the said Harriet Ann CHARLESWORTH being first examined by the said steward separately and apart from her said husband and freely consenting thereto.
Did *Surrender* into the hands of the lord of this manor by the hands and acceptance of the steward by the rod according to

the custom of this manor All the said copyhold hereditaments and premises of which the said Samuel TUDOR died seised as aforesaid and to which on the day and year above written they were respectively admitted to undivided sixth parts as aforesaid And all their respective rights, title, interest, property, claim and demand whatsoever in to or out of the same hereditaments and every part thereof TO THE USE of the said George Morris Elliot SNOW and his heirs according to the custom of the said manor.

George M.E. SNOW admittance

Whereupon on the day and year first above written the said George Morris Elliot SNOW by Frederick Augustus SNOW his attorney came before the said steward and prayed to be admitted to the hereditaments and premises so surrendered to his use as aforesaid. To whom the lord of this manor by the said steward did grant and deliver seisin thereof by the rod according to the custom of this manor. TO HOLD the same with the appurtenances unto the said George Morris Elliot SNOW and his heirs to be holden of the lord of this manor by copy of court roll at the will of the lord according to the custom of this manor by fealty, suit of court, annual quit rent and other service and customs therefore due and of right accustomed.

And he pays to the lord for a fine as appears in the margin and he is thereof admitted tenant but his fealty is respited.

Fine £16.0.0

[signed] Francis Broderip steward

Enfranchised by deed dated 7th August 1866

[signed] Alfred Markby steward.

There will be a variety of other documents in the court records, for example this from Stepney manor, Middlesex (Chart 48):

Chart 48: Demolition License for Copyhold House

Poplar & Bromley Court books for Stepney Manor, Middlesex (film 1751945) Index entry

LICENSE FROM THE LORD OF THE MANOR OF STEPNEY to Thomas HARBY, John OLLEY, Isaac RAMSEY the elder, James William THOMPSON, William Lewis CLARK, Thomas GLADSTONE the elder and James GRUNDY
To pull down copyhold house opposite Blackwell Stairs for public improvement

Price has a nice example of using copyhold land documents via the new Manorial Documents Index online to tie up his Cowdery family in several parishes in Hampshire. Tee & Crook describe another copyhold Hampshire property through court rolls and other documents, ending with its enfranchisement in 1927 and demolition of an old cottage in 1979.

Related Matters

Advertisements

Local newspapers contain advertisements for upcoming property sales, including farm equipment and stock (Chart 49). The researcher is advised to look for such sales upon the death of tenant-farmer ancestors, and upon the break-up of any large estate in the vicinity. Handbills (single sheets like today's fliers) also survive in archive ephemera collections. Hoskins laments the fact that until recently they were not systematically collected by them, so luck plays a good part in their survival. He mentions that Devon Record Office acquired several hundred files covering 1880-1925 from an old-established auctioneer's business. They contain inventories of household goods, factory stock, farm goods and stock etc. for a wide range of farms and houses property in north-east Devon. Estate records usually contain any advertisements about the property, and family records may also be extant (Chart 50).

Chart 49: 1912 Advert for Kent Estate

BY ORDER OF TRUSTEES.

KENT.

In the Parishes of BEXLEY, CRAYFORD, PLUMSTEAD and ERITH.

Particulars, Plans and Conditions of Sale by Auction

OF THE

FREEHOLD ESTATE,

Ripe for Development, and embracing a total area of about

540 acres,

COMPRISING

A FINE OLD MANSION,

known as

"Hall Place,"

WITH THE

Park Lands and Appurtenances; Two Cottage Residences and a Water Mill.

The Residential Properties known as "HALCOT" and "BOURNE PLACE."

Four Modern Residences known as

"VALESIDE," "THE UPLANDS," "ELMINGTON" and "WARWICK LODGE."

The favourably situated Lands known as BOURNE and WARREN FARMS.

The Detached Holding known as LONG LANE FARM.

FRUIT GROWING LAND, WATER MEADOWS and WOODLANDS

Ground Rents and Building Land.

The present Gross Rent Roll being about

Per £2,250 annum.

OF

Messrs. DANN & LUCAS,

At THE AUCTION MART, TOKENHOUSE YARD, E.C.,

ON

MONDAY, 22nd JULY, 1912, at 2 o'clock precisely,

IN 23 LOTS.

With the advantage of Possession of some of the Properties.

The Pension which are in hand may be viewed at any time; other Properties by permission of the Tenants. Particulars, Plans and Conditions of Sale may be obtained of Messrs. MAPLES, TEESDALE & CO., Solicitors, 6 Frederick's Place, Old Jewry, E.C.; and of the Auctioneers and Estate Agents, Bexley, Kent, and 19 Budge Row, Cannon Street, E.C.

Chart 50: 1838 Advert for a Devon Estate
Found at auction at:
www.localhistory.co.uk/la/index.htm

OAKHAMPTON [Devon]. PARTICULARS & CONDITIONS OF SALE of an excellent freehold property for residence and investment, The Fuidge Estate .... Only half a mile removed from the high Falmouth and London Mail Road... Divided into two excellent farms ... of nearly 470 acres, and the family residence ... the real value is 450 guineas a year. Poor Rates uncommonly low ... to be sold at auction by Geo. Robins, at the Auction Mart, London on Thursday the 2nd of August 1838. 5pp., folio. Gives schedules with details of lands, names of fields, tenants revenue, etc. Loosely inserted is a set of auctioneer's notes with rough notes on tithes, Land Tax etc. £50.00
The house obviously needed some renovations as 'neglect is visible and dilapidation became an unwilling inmate' but 'A Sporting Man will feel tempted to reside in a country where there is lots of Game and Grouse Shooting with plenty of Wild Fowl in Dartmoor ... around the Mansion is a large Rookery ... there are also several Packs of Hounds near, and lots of Fishing is to be found in the Excellent Trout Stream...'

Cartularies

These are volumes of copies of deeds made by individuals or corporate bodies, mainly monasteries, to safeguard their interests in the land. There are about 1,300 extant and most are pre-1535 (Dissolution of the Monasteries by Henry VIII).

Close Rolls

From the 13th century deeds had been enrolled at one of the royal courts in Westminster:

- Court of Chancery
- Court of Common Pleas
- Exchequer
- King's Bench

Each has several different rolls, the most significant are the vast numbers in the *Close Rolls* of the Court of Chancery which have been published up to the end of the reign of Henry VII. Unfortunately finding aids after this date are not sufficient yet according to Alcock, the best reference work for title deeds.

The *close rolls* contain copies of private documents written out on sheets of parchment which were then stitched together and rolled up. The word *close* refers to the fact that the originals were folded and closed with a seal (*letters close)*, in contrast to public documents which are not closed and are known as *letters patent,* having their seals appended (for example dangling by a strip of ribbon or vellum at the bottom) and copied into the *patent rolls.*

Many of the private deeds in the Close Rolls are conveyances. There is a special group of them relating to the major confiscations of crown, church and royalist lands during the civil war and interregnum period 1642-1660, see TNA research guide D68.

Court of Augmentations

The Court of Augmentations of the King's Revenues ran from 1536-1553 to oversee the properties that had come to the crown from the dissolved religious houses. They describe and value the lands and goods and also show the later sales to private people, including the land speculators of the day (see Spufford and Lawes).

Endorsements

An *endorsement* is the writing on the outside of a deed which explains what it is and from the 19th century gives the date, type of deed, the two principal parties and the property involved. It thus acts as a finding aid when wading through a bundle of deeds, or indeed when scrolling through a film of them where, as it is on the outside of a folded document it is a smaller item and can be easily recognized, see Chart 51

Chart 51: An Endorsement [from Pearson]

Mr. James
Richard KEEN

------- to ------

John CANN esq[re]

--MORTGAGE—
By Demise of 2 Leasehold
Messuages situate and being
No[s] 9 + 10 Lambeth Terrace
Milton Road Water Lane
---- Brixton ----

Earlier deeds were not always endorsed at the time they were made, but subsequent clerks may have done so in order to simplify their own work. Occasionally there is reference to a court case, for example *examined and produced in the case of A versus B*, so further records of this can be pursued.

Fines

The term *fine* was also used to describe the sum of money paid at the conclusion of an agreement by the person favoured. In the accounts for the manor of Tillingham, Essex about 1660 (film 1593870) the following fines appear:

Chart 52: Fines in Tillingham, Essex

Wm DRAKE was admitted, hee died Anno 1659, his wife called Beautee, for a fine and heriots shee paid in Acct £60

When Ric'd EVERETT took up the land having married Ann DRAKE the tenant, was admitted and paid a fine £30

Three Co-heiresses Daughters of Ralph ROYSSON deceased were admitted jointly or severally and paid their fines accordingly £60

Examples are also shown in the survey of the lands of Cecily, marchioness of Dorset in Chart 26.

Gifts versus Grants

The main mediaeval deed for the transfer of property (land) was the *gift*; this was not a free gift, but a deed conveying the property for a price, although the latter may not be stated on the deed.

Goods and rights (for example to tithes) were conveyed by means of deed called a *grant*.

Inquisitions ad Quod Damnum

An enquiry made by the county escheators regarding possible effect on the king's rights of an application to alienate land, or for the grant of a market of fair. Examples of their rather limited use in genealogy are given by Unett & Tanner.

Mortgages

A mortgage is defined as the pledging of land as security against the advance of money. If the mortgagor (borrower) defaults on repayment, the mortgagee (lender) can enter the estate and sell it in order to recoup his money. Long terms of 500–1,000 years and peppercorn rents were typical, see Chart 53.

Chart 53: A Mortgage in Leicestershire

Castle Donington, Leicestershire
DG8/6 on Film 0477390
20 Sep 1717

PARTIES:

(i) William WALTON of Castle Donington, clerk
(ii) Mary MOORE of Derby, spinster.

William, for £100, bargains and sells to Mary 3 acres 3 roods of land [see DG8/5 in Chart 36].

To hold to Mary MOORE for the term of 500 years at peppercorn rent, unless the said William WALTON or his heirs and assigns pay to Mary MOORE £10 per annum for 99 years if she shall live so long.

Seal and part of Signature of William Walton torn away.

Witnesses to Sealing: *Hugh Bateman, John BIRDS junior*

Endorsed Receipts for annual payments to Mary MOORE 1717-1722.

If the mortgagee wanted his money back, he could not foreclose, but instead found someone else to take over the mortgage; this is termed an *assignment of a mortgage.* There are other deeds of a similar type called *assignments of a term in trust to attend the freehold and inheritance*, which redeem mortgages. Mortgages and assignments often had multiple parties to them, and many may be noted as *trustees* to the main parties. Cornwall explains that this is normal as mortgages were a good form of investment, especially of monies held in trust

Private Estate Acts of Parliament

From 1512 parliament could regulate the tenure of property by private legislative record. Many problems were caused by the *strict settlement* caused by *entailing of family estates* and thus the private acts became a method of overcoming these. The most common problem was the inability to raise large sums of money for an immediate need, such as farm improvements, development of new uses such as mining, or to pay off debts. The private *Act of Parliament* or *Estate Act* provided a solution to such problems, and from 1660 these increased rapidly in number until 1882 when the *Settled Land Act* allowed life-tenants to sell their land.

An example from Surrey is described by Bond in which an indebted estate was rescued by a private act of parliament. In 1717 at age 11, Richard HEATH had inherited both his father, Sir Thomas HEATH's, lands including the manor of East Clandon and debts of over £6,000 with a personal estate of only £1,022 with which to pay it. The widow Dorothy HEATH and two other relatives were charged by a private Act of Parliament enacted 22 June 1717 with selling certain parts of the estate (all described in detail) and paying the debts to the various named creditors, for example Henry Quennell butcher and Thomas MARTIN yeoman. Acts did not only relate to the nobility of wealthier gentry, but petitions for Acts were also received from doctors, clergymen, business men and impoverished widows.

Other reasons for *Estate Acts* included provisions for charitable institutions, church livings, the disabled, parish boundary changes, and trustee appointments and Bond has further details of these. The *Estate Acts* had to pass through the House of Lords in great detail (and whose records survived the fire in 1834), and then the House of Commons (whose records largely did not survive); everything remaining is at the House of Lords Record Office.

In addition, many schemes for public works such as canals, railways, harbours and turnpikes were promoted by private Acts of Parliament. Many were opposed by local residents and a database of the expert witnesses employed from 1771-1917 is available at the House of Lords Record Office.

Quit Claims

A *quitclaim* is a formal release or discharge from a claim to property. For example, a widow held her dower (one third of her late husband's estate) only for her life and could renounce her right to a portion of it by means of a *quitclaim* so that her son could sell it. If she had inherited the property herself then it was not part of her dower, and she could sell some or all of it by means of a *gift* (qv). An example of a quit claim is shown in Chart 54.

Chart 54: Quit Claim for Land in Yorkshire—from an estate sale in British Columbia, Canada and used to adorn a lawyer's office!

[A copy is now in the Northallerton Record Office]

William COOKSON senior, merchant of Leeds, quit claims after receiving £30 from Leonard BOLLAND apothecary of Settle in respect of land called *Butts Close* in Settle.
11 Aug 1697

Know All Men *by these presents that I William COOKSON senior of Leeds in the County of Yorke merchant for and in consideration of the summe of Thirty pounds of lawfull English money to me in hand paid before the execution of these presents have remised, released for ever quit claimed and confirmed and hereby do fully and absolutely remise, release for ever quit claim and confirm unto Leonard BOLLAND of Settle in the said County or Yorke apothecary in his actuall and reall possession thereof now being, and to his heirs and assignees All that our Close or enclosure of arable or meadow ground called Butts Close lying and being within the Townfeilde of the said Settle containing by estimation three roods be it more or lesse and all my full and whole interest, title, property and demand on, in, to and out of the same and the reversion and reversions, remainder and remainders thereof*

TO HAVE AND TO HOLD the said Butts Close with its appurtenances unto the said Leonard BOLLAND, his heirs and assignees for ever Absolutely without any condition of limitation or redemption in any wise.

In Witness whereof I, the said William COOKSON, have set my hand and seal unto these presents dated the eleventh day of August Anno Domini 1697.

[signed & sealed] *Will. Cookson*

Sealed and delivered on stampt paper in the sight of
Bryan Cookson, R.isteinsons(?)

Regnal Years

In the Middle Ages it was customary to date documents by the year of the monarch's reign and one sees them as *34 Henry II* which indicates 1187-88 *Anno Domini*. Regnal years begin on the first day of the reign so 34 Henry II ran from 19 Dec 1187 until 18 Dec 1188. They are still in use formally today, for example on Acts of Parliament, but for several hundred years it has been common to also indicate the year A.D. on documents. Detailed lists of regnal years can be found in various genealogical and local history aids such as those by Fitzhugh, Hey and Richardson, but the most detailed is Cheney's *Handbook of Dates*.

TAXES ON LAND

There have been many taxes levied upon the value of holdings and only some are dealt with in detail in this book:

Land Tax
Tithes
Valuation Office Records

Those that are discussed in the book *Researching English Tax, Lists, Insurance and Business Records.* Heritage Productions, include:

Hearth Tax
Window & House Tax
Town Rates

Poor Rates are dealt with in the book *Researching English Poor Law & Parish Chest Records.* Heritage Productions

A reasonable expectation might be that records of taxation would indicate who held which pieces of land, however such is not the case (Camp 2000). Surviving records of *rates*, as taxes are often known in England, usually only give the total rateable (taxable) value of land or property held by each person.

Land Tax Assessments (LTAs)

The *Land* Tax was first assessed in 1692, replacing the older *Hearth Tax,* and lasted until the 1950s. Records from the early period are rarely extant, but copies were made from 1745 until the 1832 Reform Act to provide a register of those qualified to vote in Parliamentary elections. These were deposited with the Clerk of the Peace thus the survival rate from this period is better, particularly since 1780 when printed forms were issued which identified both owner and occupier.

A parish land tax record usually follows the same pattern each year, thus it is most useful for tracking tenancy and family changes if one can access a long run of them. Used together with the tithe maps and apportionments of the 1830s and 1840s, and the 1841 and 1851 censuses, they can provide a way to locate and follow the occupation of ancestral property for roughly a century. All land occupiers should be listed from 1786 thus, with careful use, they can be a heads-of-household census substitute in the difficult era prior to the commencement of civil registration when non-Anglicans are hard to find, or where parish registers are missing. However, the sub-tenants are not listed. Chart 59 has examples of possible deaths of husbands and widows as seen by change in ownership from year to year (remembering that at this time women did not own property unless unmarried or widows).

The reliability of the land tax assessments in the period 1780-1832 stems from the fact that they were used as electoral registers for every male over 21 and a

forty-shilling freeholder who had been assessed for land tax. Post-1832 LTAs are also useful to augment tithe surveys, census and civil registration, and are cheaper than the latter to find out exactly where your family lived each year. Pearl's article is useful and Ponting shows how LTAs were helpful researching his family. The current guide to extant LTAs up to 1949 is that by Gibson, Medlycott and Mills.

The assessments often start with the larger properties and proceed to the smaller ones, and the actual number of landowners will indicate whether the parish was an *open* or *closed* one. However caution has to be used as only the main subtenants' names may appear, and the succession of a new tenant may only give a rough clue as to the date of death of the previous one. In addition, if holdings are scattered throughout a parish it may be difficult to identify a particular one. The *Land Tax Returns* are lists of the actual monies collected.

Prior to 1780 usually only owners of land are listed in annual (occasionally quarterly) LTAs. From 1780 typically the owners were listed in the first column and the occupiers in the second one, but sometimes this was reversed and if no column heading is given then one should consult previous or later years to find the pattern. Examples are given in Charts 55 and 56.

Chart 55: 1814 Land Tax Assessment for Long Ditton, Surrey

County of *Surrey* to wit for the *Parish* of *Long Ditton* in the said *County*
An Assessment made in pursuance of the Acts of Parliament passed, and now in force relating to the Land-Tax, to be raised in GREAT BRITAIN for the Service of the Year *1814,* upon the Proprietors of Lands, Tenements, and Hereditaments in the said *Parish.*
[Film 0992277]

The five columns are headed:
Proprietors Assessed
Houses, Lands, etc.
Occupiers
Rents
Tax

The Rev. B. BROUGHTON
House, garden & land, himself, £132, 217.1.0
Lady LETRIM
House, garden & land, herself, 222, 22.16.10
Lord KING
House, garden & land, Luis CORKERAN esq, £45, £5.16.3
Land, Robt BLAIR esq, £31, £4.0.1
Land, David WILLIS, £80, £10.6.8
Land, David WILLIS, £100, £12.18.4
Land, David WILLIS, £100, £12.18.4
Land, David WILLIS, £17, £2.3.11
Land, David WILLIS, £82, £0.5.2
David WILLIS
House & garden, himself, £4, £0.10.4
Lord KING
House, garden & land, Chas BROOKE esq, £36, £4.13.0
[and so forth, with only 13 owners and 22 occupiers, only 14 of whom were different from the owners. It would appear that this is a *closed parish.* The population was certainly higher than this and the subtenants are not on these lists. I have a poor EVES family in the village at the time and they do not appear in LTAs from 1780-1820.]

The parish of Camberwell has a much longer list with many smaller assessments, including those illustrated in Chart 61, probably indicating an *open parish.*

Chart 56: Devon Heads of Households Index Extracted from LTAs by Patterson et al.

The CHOWINGS family appear under various spellings from 1780-1802 in Hatherleigh, Devon. William and Agnes were married in 1764 with their last child born 1787, and both died in 1808 – Perhaps they were in a smaller dwelling or the poorhouse after 1802?

1780	CHOWINGS, Wm
1781	CHOUINGS, Wm
1783	CHEWINGS, Wm
1785, 1786, 1787	not filmed
1788	CHOWENS, Wm
1789	CHOWENS, Wm
1791	CHOWENS, Wm
1792	CHOMENS, Wm
1793	CHOWENS, Wm
1794	CHOWENS, Wm
1795	CHOWENS, Wm
1796	CHAWAN, --
1797	CHOWERY, W.
1797	CHOWDREY, W.
1798	CHOMENS, Wm
1799	CHOWENS, Wm
1802	CHOWANS, Wm
1803	not filmed

Many LTAs are on the FHLC under COUNTY - PARISH – LAND RECORDS, such as the examples shown in charts 57-59 which show the LTAs for the parish of Woodland, Devon from 1823-1831. I have summarized by date (one year shown in Chart 57), by property (three properties shown in Chart 58 and as a summary analysis of the whole parish (Chart 59).

Chart 57: Land Tax Assessment by Date Woodland, Devon 1823–1831

DATE	ESTATE	PROPRIETOR	OCCUPIER
1823	Merryfield	Revd J. White	Himself
1823	Tor	Revd J. White	J. Irish
1823	Tithes	G. Drake esq	Himself
1823	Furze	G. Drake esq	R[d] Full
1823	Levaton	S.W. Milman	T. Reynolds
1823	Lee	S.W. Milman	T. Reynolds
1823	Fulls	S.W. Milman	Himself
1823	Ford	S.W. Milman	Himself
1823	Pulsford	T. Harris	Himself
1823	Pulsford 2	J. Charter	T. Harris
1823	Well	J. Hele	Himself
1823	Gurrington	Miss Abraham	Herself
1823	Way	Miss Abraham	T. Irish
1823	Woodland	Wm French	Bat Irish
1823	Orlacombe	Wm French	Bat Irish
1823	Lake	Jane Pike	T. Barons
1823	Langham	J. French	G. Williams
1823	Goodwill	Wreyford	S. Barom
1823	Creek	Wm Creed	J. Irish
1823	Hawks	J. Plimshole	T. Symons
1823	Lake 2	R[d] Harris	R[d] Harris
1823	Dipwill	R[d] Harris	R[d] Harris
1823	Quarry	J. Stephens	J. Holman
1823	Wickeridge	J. Hurst	J. Smerdar

Chart 58: Land Tax Assessment by Property Woodland, Devon 1823 – 1831

DATE	ESTATE	PROPRIETOR	OCCUPIER
1823	Creek	Wm Creed	J. Irish
1824	Creek	Wm Creed	John Irish
1825	Creek	Wm Creed	John Irish
1826	Creek	Wm Creed	John Irish
1827	Creek	Wm Creed	John Irish
1828	Creek	Wm Creed	John Irish
1829	Creek	Wm Creed	John Irish
1830	Creek	Wm Creed	John Irish
1831	Creek	Wm Creed	John Irish
1823	Dipwill	R^{d} Harris	R^{d} Harris
1824	Dipwill	R^{d} Harris	R^{d} Harris
1825	Dipwill	R^{d} Harris	R^{d} Harris
1826	Dipwill	Revd J. White	Himself
1827	Dipwill	Revd J. White	Himself
1828	Dipwill	Revd J. White	Himself
1829	Dipwill	Revd J. White	Himself
1830	Dipwill	Revd J. White	Mathew White
1831	Dipwill	Revd J. White	Mathew White
1823	Ford	S.W. Milman	Himself
1824	Ford	S.W. Milman	John Kerswell
1825	Ford	S.W. Milman	John Kerswell
1826	Ford	Sir W. Milman	John Sherwill
1827	Ford	Sir W. Milman	John Sherwill
1828	Ford	Sir W. Milman	John Sherwill
1829	Ford	Sir W. Milman	John Sherwill
1830	Ford	Sir W. Milman	John Sherwill
1831	Ford	Sir W. Millman	John Sherwill

Chart 59: Summary Analysis of Land Tax Assessment
Woodland, Devon 1823 – 1831

DATES	ESTATE	PROPRIETOR	OCCUPIER
1823 - 31	Creek	Wm Creed	John Irish
1823 - 25	Dipwill	R^{d} Harris	R^{d} Harris
1826 - 29	Dipwill	Revd J. White	Himself
1830 - 31	Dipwill	Revd J. White	Mathew White
1823	Ford	Sir W. Millman	Himself
1824 - 25	Ford	Sir W. Millman	John Kerswell
1826 - 31	Ford	Sir W. Millman	John Sherwill
1823	Fulls	Sir W. Millman	Himself
1824 - 25	Fulls	Sir W. Millman	John Kerswell
1826 - 31	Fulls	Sir W. Millman	John Sherwill
1823 - 31	Furze	George Drake esq	Richard Full
1823 - 25	Goodwill	Wreyford	S. Barom
1826 - 29	Goodwill	Miss Wreyford	Thos Barons
1830 - 31	Goodwill	Richd French	Thos Barons
1823 - 31	Gurrington	Miss Abraham	Herself
1823 - 31	Hawks	J. Plimshole	T. Symons
1826	Hawks	R^{d} Plimshole	Thos Symons
1827 - 28	Hawks	R^{d} Plimshole	Willm Butt
1829	Hawks	R^{d} Plimshole	Thos Symons
1830 - 31	Hawks	R^{d} Plimshole	Wm Butt
1823 - 29	Higher Lake	Rich^{d} Harris	Himself
1830	Higher Lake	Elizth Harris	Mathew White
1831	Higher Lake	Mathew White	Mathew White
1823 - 31	Lake	Jane Pike	Thos Barons
1823 - 25	Langham	J. French	G. Williams
1826 - 29	Langham	John French	John Shapter
1830 - 31	Langham	Wm French	John Shapter
1823 - 25	Lee	Sir W. Millman	T. Reynolds
1826	Lee	Sir W. Millman	Mr. Skiner
1827 - 28	Lee	Sir W. Milman	Willm Skinner
1829	Lee	Sir W. Millman	Thos Reynolds
1830 - 31	Lee	Sir W. Millman	J. Skinner

1823 - 25	Levaton	Sir W. Millman	T. Reynolds
1826	Levaton	Sir W. Millman	Mr. Skiner
1827 - 28	Levaton	Sir W. Millman	Willm Skinner
1829	Levaton	Sir W. Millman	Thos Reynolds
1830 - 31	Levaton	Sir W. Millman	J. Skinner
1823 - 31	Merryfield	Revd J. White	Himself
1823 - 31	Orlacombe	Wm French	Bat Irish
1823 - 25	Pulsford	T. Harris	Himself
1826 - 31	Pulsford	Wm V. Harris	Himself
1823	Pulsford 2	J. Charter	T. Harris
1824 - 25	Pulsford 2	T. Charter	William Harris
1826 - 31	Pulsford 2	Thos Charter	Wm V. Harris
1823	Quarry	J. Stephens	J. Holman
1824	Quarry	Stephens	B. Stephens
1825	Quarry	Stephens	Ric^{d} Stephens
1826 - 31	Quarry	Robt Stephens	Himself
1823 - 31	For Tithes	George Drake esq	Himself
1823 - 31	Tor	Revd J. White	John Irish
1823	Way	Miss Abraham	T. Irish
1824 - 28	Way	Miss Abraham	William Irish
1829 - 31	Way	W. & S. Abraham	William Irish
1823 - 29	Well	John Hele	Himself
1830 - 31	Well	Sarah Hele	John Smerdon
1823 - 29	Wickeridge	John Hurst	John Smarden
1830 - 31	Wickeridge	John Hurst	P. Luscombe
1823 - 31	Woodland	Wm French	Bat Irish

Most LTAs are at county archives in parish bundles arranged by year and Gibson, Medlycott & Mills have provided a list of surviving assessments with current location. Guildhall Library holds those for the City of London 1692-4 and 1703-1930 and a leaflet guide is at **http://ihr.sas.ac.uk/gh/landtax.htm** with additional information. Indexes are appearing, for example for Hampshire 1800-1832 by Neville, and West Sussex 1785 by Readman et alia. Heskins provides assurance that Land Tax records were useful in her research.

Land Tax Redemption

The Land Tax was made a permanent charge on the land in 1798 and supposedly fixed at 4/- in the pound (20%)—but this shows variation. However proprietors were given the option to pay a (considerable) lump sum or purchase government stock to free themselves from future liability. By 1815 about one-third of English land had been redeemed and the records can be found in county archives with copies in TNA in class IR 23 and certificates or contracts in IR 24, which contain plans of the properties from 1905-1950. Examples of *certificates of redemption* are shown in Chart 60. Once land tax had been redeemed the relevant land may show as *redeemed* or *exonerated* (see Chart 61) or may be omitted on the assessments. A list of redemptions is in Chart 62 and *appeals against the redemption charge* in Chart 63. Caution has to be used in interpreting the amount of tax assessed as these are not consistently related to acreage or current value of the land. Hunt discusses the anomalies of distribution of the land tax between and within counties and parishes.

Chart 60: Certificates for Redemption of Land Tax 1798

TAX OFFICE

[Royal Coat of arms]

KNOW ALL MEN that we, *Thomas TAYLOR esquire and Richard ROWS clerk,* two of the Commissioners appointed for the Purposes of an Act intituled *An Act for making perpetual, subject to Redemption and Purchase in the Manner therein stated, the several Sums of Money now charges in great Britain as a Land Tax for one Year, from the twenty-fifth Day of March One Thousand Seven Hundred and Ninety Eight* for the *County of Devon* do hereby certify that we have contracted with ***Catherine BACK*** for the Redemption by *her* of *Two Pounds* Land Tax, being the Land Tax charged upon *a certain Estate situate in the Parish of Woodland in the said County called Furse assessed in the aforesaid Sum of £2.0.0.*
The Consideration of the Redemption is declared to *be Seventy three Pounds Six Shillings and Eight Pence* Capital Stock in the *Three* per Centum Bank Annuities, to be transferred to the Commissioners for the Reduction of the National Debt at the Bank of England.
Dated at *Exeter* this *Twenty eighth* day of *December 1798.*
Witness our Hands and Seals
[Signed & sealed] Thos Taylor, Richard Rows

A 1799 one in this series has John Pollexfen BASTARD redeeming his land tax of £88.11.½d on 51 properties in Yealmpton and six in Brixton, Devon for £3,245.18.2d in 3% bank annuities. Another, dated 1812 is from the trustees of the marriage settlement of the late Tristram WHITTER esq. to exonerate his widow for land tax on 11 properties in Uffculme, Kentisbeare, and Tiverton where she appears to live.

Chart 61: 1829 Land Tax Assessment Camberwell, Surrey [Film 0993687

The six columns are headed:

1. Rentals
2. Names of Proprietors
3. Names of Occupiers
4. Names or descriptions of Estates or Property
5. Sums Assessed and Exonerated
6. Sums Assessed and not Exonerated

1	2	3	4	5	6
40	[on previous page]	John ADAMS	House	--	16/8
-	Ditto	Ditto	Stable & garden	6/-	-
50	George CHOUMENT	Thos DICKINSON	--	--	£1.0.10
36	Ditto	Sarah SCOTT	-	-	15/-
50	Ditto	George TRIMMER	-	-	£1.0.10
50	Ditto	Nancy ADAMS	-	-	£1.0.10
50	Ditto	Late HESWILL to Miss OLDFIELD late YOUNG to William the Meeting House to Wild & all George Street		£6.16.0	-
18	Thos DICKINSON	Jas HARMAN -		-	7/6
24	Ditto	DRANSFIELD or occupier	-	-	10/-
30	Ditto	Thomas COLE	-	-	12/6
8	Jos BRADFORD	W. MACKENZIE	-	-	3/4d
8	Ann COUSINS	Ann COUSINS	-	-	3/4d
12	Sarah COUSINS	Sarah COUSINS	-	-	5/-
60	Surrey Canal Company	James LAW	Wharf & sheds	-	1/5
20	Ditto	Thos RUTLAND or occupier	-	-	8/4

Chart 62: Land Tax Redemption List

Hamlet of Ratcliff [Middlesex]
A Statement of several sums of Land Tax Redeemed to June the 30th 1838 [Film 1752194]

Five columns list: By whom Redeemed
Occupier or Owner
Sum Redeemed in L.s.d
When Redeemed
Street or Place where Situated

John STAPLES
Mr. LOGIE, £2.12.6, 25 Mar 1799, 9 Cock Hill
Samuel HARRIS
Josh MORLAND, £6.5.5, 25 Mar 1799, 70 Broad Street
Joseph HANKS
-- BENNETT, £3.10.0, 25 Mar 1799, House & yard corner of Ratcliff Cross
Thos MEREDITH, £1.9.2, 25 Mar 1799, Ratcliff Cross
Wm MORGAN, £1.3.4, 25 Mar 1799, Ratcliff Cross
Henry JARRETT, £1.15.0, 25 Mar 1799, 2 houses in the Orchard
Samuel WEETCH
Edwd TINDALE, £2.18.4, 25 Mar 1799, 14 Cock Hill
Wm WORMHILL
Ground, £0.2.11, 25 Mar 1799, Blue Anchor Alley
Thos BUDDING
Sarah BUDDING, £2.8.0, 24 Jun 1804, house in Church Row & garden; & 3 houses in Bull Lane

Chart 63: Appeals for Land Tax Assessment Redemption

Hamlet of Ratcliff [Middlesex] July 1877 [Film 1752194]		
Name	**Address**	**Decision**
HOLYWELL AND CHURCH WARD		
Elias COHEN	Sun Street	Reduced to £500
Saul MOSS & Sons	135 Curtain Road	Reduced to £200
Wm Hy BARRALET	74 Paul Street	Reduced to £150
Paulet GREENARD	79 Curtain Road	Confirmed
Hy BOOTH	81 Hoxton Street	Discharged
Hy OSBORNE	69 Kingsland Road	Discharged
Las LOTHAM	Timber Dealer	Reduced to £750
ACTON & WHITMORE WARDS		
John SMITH	20 Philip Street	Confirmed
J.M. ROGERS	274 Kingsland Road	Discharged
A Gibson	24 Queen's Road	Reduced to £400
WENLOCK & HOXTON WARDS		
Saml SCARF	62 East Road	Confirmed
Wm & J. DAWSON	Drapers	Reduced to £1000
ANGELINETTA & BUGAZZI	106 City Road	Reduced to £500

Tithes

Tithing was the centuries-old, mainly rural, system of a 10% levy in kind on land, stock and industry for the upkeep of the local Church of England incumbent. It applied to farms and also gardens and small pastures within urban areas, and the bulk commodities (hay, grain, wood) were stored in huge *tithe barns*. The old tithes are described in the author's *Researching Taxes, Lists, Insurance and Business Records*. Here we are concerned with tithe commutation to monetary payment and the resulting apportionments and maps.

There had always been disagreements about the system, particularly since the Reformation when laymen who bought former monastic lands became recipients of tithes (*tithe owners*), with non-Anglicans' objections and with mass movement away from rural areas into towns. By the 19th century some areas had adopted a cash system based on the prevailing price of corn (wheat) and termed *corn rents*. However inequities and anomalies abounded and the system had become unworkable. In the early 1830s there was an economic slump, high taxes and agrarian uprisings and all these factors forced parliament to update the system

Tithe Agreements & Awards

The Tithe Commutation Act of 1836 converted all tithes into an annual monetary payment called the *tithe rent-charge*. England & Wales were divided into 14,829 *tithe districts* typically parishes, except where they were large when they were divided into as many as 20 districts, and in the north of England where the parish divisions called townships were used. Assistant Tithe Commissioners travelled around the country holding meetings of interested parties. They examined the previous seven years' tithes paid, the rents, and the acreage and quality of land (indicated by what it was used for) and apportioned the new *tithe rent-charge* amongst the land-owners proportionately. The tithe was now a set amount and no longer a tax on yield, which would encourage better farm management practices.

The results were called a *Tithe Agreement* if all parties agreed, and a *Tithe Award* if the decision was adjudicated by the commissioners. These agreements or awards contained the surveys and apportionments and were produced from 1838-1854. Some urban parishes did have tithe awards and their surveys and apportionments are particularly useful in determining the nature of workshops and factories.

Tithe Surveys (Maps)

In preparation for the commutation a very detailed, large-scale map called the *tithe survey* was drawn up in each district by the *parish commissioners.* Every field and building was numbered, measured and assessed, and crops grown noted. Not every parish had a tithe survey, as some had had tithes eliminated during the redistribution of land due to a previous Enclosure Act, especially in midland counties (see section on *Enclosure*) or were exempt from tithes, as happened in large tracts of Westmorland, Lancashire and Gloucestershire (see Kain & Prince). Altogether perhaps a quarter of English parishes were not surveyed, but virtually all Welsh ones were; Ireland and Scotland did not come under the same legislation.

Tithe maps contain much more detail than enclosure maps, with dwellings coloured red and other buildings in grey, with churches and mills often depicted. Parish, township and property boundaries are depicted, as are field names, rights of way and land use. Foot gives illustrations of the conventional signs for land usage, but these were not always used. The most accurate ones, about 16% of the total, are termed *first class maps* and can be distinguished by bearing the seal and signatures of the Tithe Commissioners. They are the rural equivalent of the large scale urban maps of the 19th century, and for many places they are the earliest large-scale map. There is considerable variation in the size, scale and accuracy of tithe surveys of different parishes and counties.

However, the family historian will be more concerned with comparing maps of the same area of different dates and should never rely on the information provided by the tithe map alone. The tithe surveys were done in the same period as the 1841 and 1851 censuses, and the major expansion of publication of trade directories, thus each gains value when used in conjunction with the others. Kain (1986)) provides an indexed atlas of surviving tithe maps and Kain & Oliver (1995) is an extension of this work which includes lists of map makers, tithe commissioners and county maps of district boundaries.

Tithe Apportionments (Schedules)

The *tithe apportionments* are much more standardized than the maps and show:

- The land-owners.
- Occupiers (owners or tenants).
- Acreages given in ARP (acres, roods & perches) where 1 acre = 4 roods and 1 rood = 40 perches.
- Names of farms and fields, the significance of the latter is discussed by Evans & Crosby.
- Type of cultivation (arable, grass, meadow, pasture, common, wood, coppice, plantation, orchard, hop-ground or market garden) or lack thereof (road, wasteland, mine etc.).
- Type of building (cottage, mill, barn etc.).
- Annual rent-charge due.

All of this data was cross referenced to the named and numbered fields and buildings on the tithe surveys. The waste lands can be distinguished as they were given no numbers.

The apportionments are arranged alphabetically by owners of land, each subdivided by occupier and plot, as in the example in Chart 64. Note that:

- ✶ Some people will appear as both owners and occupiers of their own or other peoples' land.
- ✶ Some owners do not occupy any land.
- ✶ A person may occupy land belonging to more than one owner.
- ✶ Plotting the lands occupied by all members of the family, including in-laws, is most instructive in understanding how their lives intermeshed.
- ✶ Plotting patterns of land ownership and of occupiers gives information about the social and economic structure of the community

Chart 64: Tithe Apportionment Book Hadlow, Kent (Film 1701919)

The five columns are headed:

1. Number
2. Name
3. Description
4. Clear (in ARP = acres, roods & perches)
5. Total (in ARP = acres, roods & perches)

1 acre = 4 roods
1 rood = 40 square perches (also called rods or poles)
1 perch = 16½ feet

LOWLANDS FARM – Thos MARTIN esq Prop & Occupier				
218	Hodswell Orchard	Orchard		32p
222	Turnpike field	Arable	2a 3r 24p	2a 3r 33p
223	Homestead	-	- - -	- 1r 34p
224	Great Lowlands	Arable	23a 1r 29p	23a 2r 14p
227	Gilbert's Green	Arable	4a 0r 30p	4a 1r 16p
			30a 2r 3p	31a 2r 9p
		Roads		0. 1r 33p
	[Total]			32a 0r 2p

PARKER'S GREEN – Mrs MAY Proprietor Elizth CHEESEMAN Occupier				
225	Homestead	-	- - -	- 2r 23p
226	Hop Garden	Hops	6a 2r 11p	6a 2r 34p
276	Shoulder of Mutton	Arable	1a 1r 13p	1a 1r 31p
907	Barn field	Pasture	3a 0r 12p	3a 0r 32p
908	Barn & yard	-	- - -	- - 14p
906	Roads	-	-	- 1r 15p
	[Total]			12a 1r 29p

Tithe payments continued until 1936 when they were replaced by annuities, but these ceased in 1996.

The census lists all the families and where they lived; the tithe apportionments and maps are complementary as they show more about the actual houses and farms they lived in and amongst, although don't necessarily list all of the sub-tenants. If one tracks the census enumerator's route through the village on the tithe map one can identify the actual homes of these sub-tenants. Take note of the name of the building; it could well be a tied cottage (one that was tied to the man's job) and the building may well be named for his employer. This was an extremely common situation and can lead you to estate employment records and perhaps photographs.

Finding Tithe Awards & Agreements

Three copies of tithe awards/agreements were made. *One copy* was lodged with the Tithe Commissioners and will be in TNA in four series:

- *IR 18 Tithe Files 1836-1870.*
- *IR 29 Tithe Apportionments.*
- *IR 30 Tithe Surveys (maps, mostly copies).*
- *IR 77 Tithe Surveys (maps, some originals).*

In the series numbers the second part of the number indicates the county and the third part the piece number and for one parish it is the same number in each series. Thus for Fifield (piece 59), Oxfordshire (27) the references are IR29/27/59 for the apportionment and IR30/27/59 for the map.

The *second copy* went to the diocesan office and many of these are now housed in county archives. These are the least worn copies. The *third copy* belonged to the parish and may still be in their hands (perhaps in the rectory, vestry or someone's loft or attic), or deposited at the county archives as well. Tithe maps and schedules are large and unwieldy but filming in sections makes them more easily accessible. Find them in the FHLC under ENGLAND – COUNTY – TOWN – LAND RECORDS or TAX RECORDS.

Catalogues of holdings can be obtained from county archives either online or in printed form, for example:

- Bedfordshire has a catalogue of enclosures, maps and tithe awards.
- Kent Archives Office has listed its tithe maps and awards 1812-1888, and 1836-1938. It has now repaired them all and put them on CD available at libraries and for purchase; unfortunately the CDs only contain the maps and not the accompanying awards.

Some examples of available tithe maps include:

- Gloucestershire Tithe Maps for many districts 1831-1846 on four films 2093195, 2092985, 2093081, 2093083.
- Seymour describes his family's lands in Dorset using the 1845 tithe map, OS maps, certificates and censuses.
- 11 films (starting at 0992671) of Surrey tithe apportionments are listed on the FHLC.

Many illustrations and discussion can be found in Evans & Crosby, Kain & Prince, Munby, Pearl and Hindle. As the tithe maps and apportionments were used by the central government until 1966 their copies are at TNA, and they contain many later amendments, but these notes are not on the copies held in county record offices. TNA also has the *Tithes Documents Register*, a list of the parish and diocesan office copies extant. Diocesan copies are usually still in county archives, but parish copies may have strayed into private hands or be lost. Those ordering films of tithe documents should note which of the three copies was filmed. Further details can be found in Foot and in TNA research guide D41.

Valuation Office Records 1910-1914 (Lloyd George's Domesday)

The inequity of land ownership in Edwardian Britain was tackled by the Liberal government as one step in the battle against poverty and social injustice. The valuation of all properties in England & Wales under Chancellor of the Exchequer Lloyd George's Finance Act (1909-1910) was done to form a base *datum line* for a new tax called *increment value duty.* When a property was sold after this time then the increase in value from that of 30 April 1909 was taxed if it was attributable to the spending of public money. No duty was payable on home improvements paid for by the owner; however if the increase in value was due to improved roads or pavements (sidewalks), or to better public services nearby then the duty had to be paid upon the difference. Duty of 20% was payable when the property was sold, transferred or leased when its owner died, but there were several exemptions. Increment Value Duty was repealed by the 1920 Finance Act after the problems of the Great War and many struggles with the landowners inhabiting the House of Lords.

It is clear that the initial valuation exercise (1909-1915) created a series of records which provide a huge amount of information about the population prior to World War I. There are two sets of records of interest:

- *Working plans* and *Valuation Books* (colloquially known as *Domesday Books*) which were the working documents used by the valuers and are at county archives, except for the cities of London and Westminster which are at TNA in IR91.

- The printed results are at TNA and comprise the 95,000 *Field Books* in series IR58, and a special series of Ordnance Survey maps called the *Record Plans*, which have to be used together with them.

The Valuation Office used the 25" OS maps as a base, dividing the country into 118 *valuation districts,* subdivided into *sub-districts* and giving each unit of property in them an assessment number, usually called the *hereditament number.* One has to first view the plans to find these three items, then find them in the field books.

The field books always contain:

- Names and addresses of owner and occupier.
- Owner's interest (freehold, copyhold etc.).
- Tenancy details (term and rent).
- Area of property.

In addition there may also be:

- Date of erection of buildings including houses and outbuildings.
- Description of construction materials used.
- Number and uses of rooms.
- State of repair.
- Water supply & sanitary facilities.
- Liability for rates, insurance and repairs.
- Comments on state of cultivation, drainage and land use are common for farms.
- Date(s) of previous sale(s).
- A sketch plan of the property.

The figures for the valuation normally include the market value of the property with buildings, trees and plants, and of the land itself. They were usually copies of the *rate books* and thus can supplement deficient series of them. The record plans have hand-drawn boundaries and numbers for the hereditaments and there are parish, place and street indexes to them. The descriptions enable one to really understand what life was like in the home and surroundings, for example some descriptions of the buildings mentioned by Foot, and Short (1997) are in Chart 65.

Chart 65: Valuation Office Records

A Farm in East Sussex

Farmhouse: A very old fashioned part built of stone and part of brick, weather-tile & tile. Well built.

Accommodation: Porch, ground floor—kitchen, small sitting room, large front room (very bad repair), pantry, scullery & cellar underground.

1st floor: Landing, 1 front bed all oak paneled, 4 bedrooms.

Top: 2 attics (no use for bedrooms), good repair.

2 Cottages: A pair of semi-detached cottages well built of brick, stucco &tile.

Accommodation of each: Living room & washhouse & 3 bedrooms. Fair repair.

An Inn in Surrey

Detached brick & slated country inn.

Ground floor. Tap room bar, parlour (kitchen living room) & general shop, cellar (beer only on draught), scullery & washhouse. Well water only, earth closet in garden, public urinal.

Above: 5 bedrooms in indifferent repair.

At rear: 2 old cottages in cement, brick, sandstone & tile, each containing a room and a scullery on the ground floor & 2 rooms over. One also has a washhouse & they are let @ 3/- & 2/9 each respectively. There are 2 earth closets in the garden and an old wood shed.

The public house has a good garden with a timber built workshop in same

Neither the plans nor the field books appear to be available on film outside England & Wales yet, which is a pity as this is the most comprehensive set of property records ever compiled in the United Kingdom. The genealogist can profitably use the valuation records in conjunction with contemporary trade directories and

censuses, as well as with the 1930s rate re-evaluation and the 1941-1943 National Farm Survey.

A brief description of the holdings of TNA are given in their research guide D46, Park is a useful summary and Short (1997) provides a concise description and a longer history and evaluation in his 1989 paper. Foot has the nitty-gritty of how to use the plans and field books at TNA, as well as a great set of illustrations of original documents, both rural and urban. Bear in mind that it will be 2012 before the 1911 census is released!

LAND RECORDS TIME LINE

England has a remarkable body of historical records covering over a millennium, the most extensive in the world. Genealogists are so fortunate to be able to access this treasure-trove, but its sheer immensity has daunted many. Now technology is making it accessible to the average family historian who has neither the specialist archival training nor infinite time available. A brief time-line of the records discussed in this book is given in Chart 66 to aid the student. It must be remembered that most record groups are far from complete, and the reasons for gaps are varied, a problem discussed knowledgeably by archivist Wormleighton (1999).

Chart 66: Land Records Time Line

DATE RANGE	TYPE OF RECORD
Early – 1530s	Monastic cartularies
1086	Domesday
1100s →	Wills
1182 →	Final Concord
1182-1833	Feet of Fines
1200s →	Road maps
1235 →	Enclosure maps & awards
1236 – 1660s	Inquisitions Post Mortem
1279	Hundred Rolls of Edward I
Mediaeval – 1700s	Borough land registration
Mediaeval – 1922	Copyhold tenure
Mediaeval – 1922	Manorial records
1350, more detailed from 1550	Manorial surveys
1400s →	Common Recovery
1500s →	Coastal charts
1530	Valor Ecclesiasticus

1535 →	All transfer of freehold land had to be enrolled
1550 →	Manorial maps
1574 →	County maps
1500s (late) – late 1900s	Estate Maps
1600s (early) – 1845	Lease & Release
1612 →	Town plans
1646 – 1660	Parliamentary Surveys
1660 – 1882	Private Estate Acts of Parliament
1662 – 1692	Hearth Tax
1663 – 1920	Bedford Level land registration
1675 →	Strip maps
1692-1963	Land Tax Assessments
1700 – 1875	Turnpike maps
1704 – 1970	Yorkshire land registration
1708 – 1938	Middlesex land registration
1736-1925	Trust Deeds
1737-1925	Charitable deeds enrolled in Close Rolls
Circa 1750 →	Fire Insurance plans
1700s (late) →	Freehold land (building) societies
1700s (late) – early 1800s	Canal maps
1792 – 1832	Land Tax Redemption
1800 →	Street maps
1800s (early)	Building plans
1801 - 1873	Ordnance Survey maps 1st edition
1829	Omnibus schedules
1830s →	Railway maps
1831	Lewis' Gazetteer
1838-1854	Tithe agreements, awards & maps
1841	Enfranchisement of copyhold allowed
1841 – 1901	Census
1844 – 1930	O.S. maps Godfrey editions
1862 →	Land registration voluntary
1870 – 1960s	Tram maps
1871 - 1876	Return of Owners of Land
1873	Return of Owners of Land

1891 →	Land Registry compulsory
1894 -- >	Death duties
1909-1915	Valuation Office Records
1911 – 1972	Trolleybus maps
1914	Creation of new entails prohibited
1922	Enfranchisement of copyhold compulsory
1940-1943	National Farm Surveys
1960s	Motorways
1974	New counties & unitary authorities

GLOSSARY

Note that some terms had different meanings in different parts of UK. For further definitions consult Fitzhugh, Hey, Hollowell and Richardson.

Absolute surrender	A sale of copyhold land
Abstract of title	Summary of prior ownership prepared when a property was about to be sold
Abuttal	The owner/occupier of land adjoining the one under consideration
Abut(ment)	Strictly, the lands next to the shorter sides of the piece of land in question; the longer sides are said to *lie alongside* others. Also used to mean all adjoining pieces of land
Acre	Originally the amount of land a single team of oxen could plough in one day. Commonly 0.4 hectares or 4 roods.
Act	An Act of Parliament; part of the Statute law
Admission	Issue of copy of manorial court roll allowing possession of property
Advowson	The right to appoint a cleric to a benefice
Alienation	Transfer of property
Amercement	A small fine levied by a manor court for some misdoing in the open field system. The person was *in mercy* of the lord.
Ancient demesne	Land that had belonged to the crown in 1066. The tenants had special privileges even though they were not tenants-in-chief.
Anilepman	A sub-tenant occupying a smallholding.
Appurtenances	The rights and duties belonging to a property e.g. submission to manor court, grazing rights, fines payable to lord, a pew in church.
Assart	Land enclosed from former waste, especially woodland. See Intake.

Assignee	Person to whom rights are transferred
Assignment	The transfer to another of a right, interest or title to property
Assize of Morte D'Ancestor	A court that ensured that lords admitted tenants' heirs to their lands.
Award	Final document detailing the commissioners' or arbitrators' decisions, produced in a process such as enclosure.
Ba(u)lk	A thin strip of grass in a common arable field, used for access and grazing.
Bailiff	Senior member of manor court, second to the steward. He often collected fines and amercements and did other jobs assigned by the court.
Bargain & sale	A deed, usually 16th century, transferring property and rendered valid by *enrolment*
Barring an entail	Preventing an entail from taking effect, formerly done by a *common recovery* but now by a simple deed
Barton farm	The home farm of the lord on his demesne land
Beast	Bullock or steer
Beast gate	The right to pasture one animal on the manorial common
Bedford Level	An area in East Anglia where a land registry was established in 1663.
Bequeath	Term used to leave personal property (personalty) by testament.
Bill	A draft Act of Parliament.
Bond	Agreement to pay a financial penalty if specified conditions are not met
Bond Tenants	Another name for copyholders or other customary tenants.
Borough English	Ultimogeniture; custom in certain ancient boroughs and manors in England where the youngest son inherited the copyhold or burgage tenement.
Bovate	Another name for oxgang, virgate or yardland
Building Society	A society of contributors to a fund for loan to members when buying a house

Burgage or Burgess Tenure	Type of tenure in a borough similar to freehold and often involving the payment of a uniform *burgage rent* for each plot.
Bushel	Imperial measure of capacity equal to 8 gallons.
Cadastral survey	One showing the extent, ownership and value of land for taxation purposes e.g. Tithe Survey
Calendar	Catalogue of documents with summaries of their contents
Candlemas	2nd February
Carr	Wet pasture reclaimed from fen
Cartulary	A register of lands & privileges granted by charter; most are for ecclesiastical bodies.
Carucate	Northern English term amount of land that could be ploughed by one team of 8 oxen in a year. Area depended on soil quality but approximately 120 acres. See Hide.
Castle Ward	Guard duty at the lord's castle or primary residence
Chain	22 yards; the surveyors chain comprised 100 links. See Change and furlong.
Change	10 chains or 220 yards or 1 furlong.
Charity Deeds	Trust deeds for charitable purposes
Charter	A document recording a grant
Charter	Any document recording a grant of land or privileges
Charter Rolls	Records of royal grants of land or rights to boroughs, churches and families, by enrolment of copies of the originals from 1199-1537, after which they were succeeded by *letters patent.*
Chattels personal	Movable personal goods
Chattels real	Personal landholdings excluding freeholds
Chief rent	A fixed rent due from a freehold property.
Chirograph	A document written in duplicate or multiplicate on the same sheet, sometimes with the word *chirograph* (or Latin form *cyrographum*) written across the indenture lines.
Chivalry	Alternative name for *Knight's Fee*

Christmas	One of the quarter days when rent was due; 25th December
Close	Small enclosed field near the village or farmsteads and not included in the open and common field system
Close Rolls	Records housed at TNA and originally folded (closed) and impressed with the Great Seal. They contain grants of the crown including enclosure awards, deeds poll, quit claims, enrollment of deeds, conveyances etc.1204/5 – 1903.
Closed parish	A parish with only a few, large landlords who controlled it due to early enclosure. They discouraged immigrant labourers from settling there; see open parish.
Common recovery	Also called a *recovery.* A collusive lawsuit used to destroy or alter an entail and recorded as an *exemplification.*
Concord	Duplicate record of a Final Concord
Conditional Surrender	The mortgage of a copyhold property
Conditional surrender	Mortgage of copyhold land
Consideration	The amount paid for land or property
Contingent remainder	A remainder limited in such a way as to depend on some event or condition that may never occur
Conveyance	Document effecting transference of property
Copy of Court Roll	The copy of the extract of the court roll recording the admission of a tenant to copyhold property
Copyhold	A type of tenure of land or property held by virtue of the evidence provided by a copy of the court roll.; and held in return for service, later commuted to cash payment.
Copyholder	One who holds his land by right of a copy of the manorial title. Customary Tenant
Corn Rent	Tithe rent charges i.e. payments in lieu of tithes; they varied with the price of corn (wheat).
Corporeal hereditaments,	Tangible inheritable property such as land & buildings

Cottier	An annual tenure of land let directly to a labourer making the highest bid for it.
Counterpart	The second half of an indenture which precisely matches the first part
County Archives	Synonymous with County Record Office
Court Baron	A manorial court dealing with transference of copyhold land, enforcing local customs and agricultural practice and settling minor disputes and debts involving less than 40 shillings.
Court of Augmentations	Court set up in 1536 to oversee the properties that had come to the crown from the dissolved religious houses.
Court Leet	Essentially a subsidiary *hundred court.* It dealt with criminal offences such as murder, treason, rape, arson, counterfeiting and burglary, which it then referred on to the county assizes, as well as common law offences for which it levied punishments, and it also appointed some local officials. It included the *view of frankpledge*
Court Roll or Book	Minutes of a manor court, originally on a long roll of parchment, later in book form.
Courtesy (of England)	A man's life interest in his wife's *fee simple* or *fee tail* after her death
Cow gate/gait	Right of pasture for one cow.
CRO	County Record Office otherwise County Archives
Croft	A farmstead with some enclosed land
Curtilage	Land immediately next to a building
Customary court	Manor court
Customary Freehold	Tenure where land was held by custom and not by will of the lord – a position between copyhold and freehold.
Customary tenant	Copyholder
Customs of the manor	The rules, obligations and rights of the particular manor

Customal or custumal	A list drawn up from time to time of the customs guiding administration and rents of a manorial or monastic estate.
Cyrographum	Latin for chirograph q.v.
Dead heriot	Fee paid to lord on death of a tenant where the latter had no beasts
Deed of feoffment	Written document accompanying a transfer of freehold land by livery of seisin.
Deed of grant	A simple *conveyance* transferring land.
Deed Poll	A deed by one person, or by several having exactly the same interest, as apart from in which there are interested parties of the first, second, or more parts. Examples include a trust deed or a change of surname. The word *poll* here means to *cut smooth* compared with the indented cuts on two (or more) - part indentures.
Deforciant	Defendant who prevents another from inheriting an estate. The vendor in a *final concord*
Demandant	The purchaser in a *common recovery*
Demesne	The lord of the manor's land held in his own hands, and worked by the villain tenants in return for their own holdings. Also known as the *home* or *barton farm.*
Demise	To convey a property by lease or on the death of the owner
Demise	To convey an estate either by will or lease, whether by fee simple, fee tail or for a term of life or years.
Devise	Term used to leave landed property by will.
Diem clausit extremum	An order authorizing an enquiry into the lands held by a tenant-in-chief at his death.
Disentail	To free from entail
Disseisin	Dispossession of land; forcible eviction.
Dissolution of monasteries	Henry VIII's take-over of religious houses and lands in the 1530s.
Domesday Book	William the Conqueror's 1086 report of his land holdings in most of England
Dorse	The back of a document

Dower	That part of a freehold estate, usually one third, that a widow could claim for life or until she remarried (see *freebench*).
Easement	A privilege without profit, e.g. a right of way which the owner of a property has over an adjoining one
Enclosure	a) Physical dividing up of former open fields or wastes by hedges, ditches, fences or walls. b) Legal process authorizing division of open fields & wastes.
Enclosure Award	Formal document, typically a large book, giving the terms of the enclosure or regrouping of land holdings.
Enclosure road	Straight roads, not of Roman origin, created during the enclosure period 1750-1850
Enclosure schedule	Document giving such details as the land-owners' names, extent of holdings, nature of tenure (freehold, copyhold etc.) cross-referenced to the enclosure map.
Encroachment	The extension of a piece of private property to include part of the common or waste, or someone else's property.
Endorsement	Writing on the back (dorse) of a deed, usually briefly describing its contents, & from 19th century noting the date and two principal parties.
Enfeoff or Infeoff	a) Put a tenant legally in possession of a property b) Surrender a property
Enfranchisement	Conversion from copyhold to freehold, allowed from 1841.
Engross	a) Put together two or more holdings into one. b) Write out a legal deed in formal script.
Enrol(l)ment	Registering an agreement or transaction into the records of a court
Entail	Estate settled with regard to the rules of descent; to a man and the *heirs of his body* as opposed to *his heirs, as in* fee simple.
Equity	System of law which originated in Court of Chancery. It supplements common law by providing a remedy where none exists at law.

Equity of redemption	Right of a mortgagor to redeem the property he has mortgaged, even if the due time for payment has passed. This right could be passed to someone else.
Escheat	Reversion to the superior lord
Escheator	Royal official appointed for a county to supervise escheats of land held by the king.
Estate Act	Private Act of Parliament used to disentail property and other such changes.
Estate map	Large-scale plan of the property of a single land-owner, whether of one farm or the vast lands of the wealthy.
Exemplification	Formal copy of a court record with the court's seal; usually for common recoveries but other types occur.
Extent	Survey and valuation of a manor
Fallow	Arable land which is resting from carrying crops.
Family Settlement	Document typically drawn up once each generation as the eldest son came of age. It detail the family as it is at this time and lists the property & money that each child could expect.
Farleu or Farley	A monetary fee paid instead of an heriot.
Farm	To farm also means to take the proceeds of land, office etc. for payment of a fixed sum.
Fealty	An oath of allegiance to the crown made by an incoming tenant
Fee or fief	Land or freehold property which could be inherited; usually held by performing military or other service.
Fee conditional	The inheritance of freehold land restricted by *entail*, e.g. to male heirs. Also called *estate tail* or *fee tail.*
Fee-farm rent	Rent set up on the sale of property by a grant in fee farm.
Fee Simple	A freehold estate which passes without restriction to the lawful heir. (See *In fee*).
Fee tail	Estate in which inheritance is limited (entailed) e.g. fee tail male

Feet of fines	The bottom copy of three adjoining copies of a final concord (or fine).
Feoffee	Person to whom freehold land is conveyed by the oldest form of transfer, the feoffment,
Feoffment	Also called a Deed of Gift or a Charter of Feoffment. The earliest form of written record of the transfer of land by livery of seisin.
Feudal incidents	Various sources of income of the lord of the manor, such as fines, heriots and wardships
Feudal tenure	Tenure of land in return for military service but later commuted to a money payment
Field	(a) Pre-enclosure collection of furlongs, sometimes with many farmers. (b) An enclosure allotment with usually one proprietor
Field book	Written record of lands, furlongs, fields and commons in a manor
Field reeve	Manor court official overseeing proper use of open fields
Final Concord	Record of a collusive court case in Court of Common Pleas provided as three matching copies. Also called a fine – see foot of fine.
Fine	(a) A money payment paid by an incoming tenant to the lord of the manor. There was connotation of wrong-doing as the word has today. (b) Another name for a final concord
First class map	The most accurate of the tithe survey maps
Foot of a fine	The bottom part of a final concord or fine.
Forty shilling freeholder	Freehold with property worth at least 40 shillings (£2) a year, and aged 21-70 and consequently able to vote in both local and parliamentary elections and eligible for *jury service.*
Frank fee	A tenure which required no services; also called an *improper feud*
Frank tenement	Freehold
Frank tenure	Freehold
Freebench	The custom on some manors whereby a widow of a copyholder retained one-third or more of her late husband's land until she died, or remarried.

Freehold	Absolute tenure of a property, (by 18th century) free of any obligation to the lord of the manor
Freehold Land Society	Early form of building society
Freeland	Freehold land
Furlong	a) 220 yards or one change or 1/8th mile b) A collection of (usually different farmers') strips of land making up a rectangular area in an open field
Gavelkind	A system of inheritance, particularly in Kent and anciently in Wales, whereby estates were divided equally between sons, and only in the absence of the male heirs amongst daughters.
Gift	Any transfer of real property in the mediaeval period, whereas rights and tithes etc are made by grants.
Glebe	Land assigned to the parish incumbent as part of his benefice and endowment of the church.
Glebe terrier	Detailed list of the farmland held by the incumbent.
Glebe(land) or Glebe farm	The farm belonging to the rector
Goad's plans	Fire Insurance plans
Grasson	Money payment made to the lord of the manor on transfer of a copyhold property
Hachuring	Hill shading on earlier maps
Hallmoot or Halmote	Manorial court
Headland	The strip of land at right angles to the end of the other strips in a furlong where the plough team turned.
Hec est finalis Concordia	Opening words of a Final Concord in Latin
Hereditament	a) Land which descended to an heir in cases of intestacy before 1926. b) Any property which may be inherited; tangible ones such as buildings and land are corporeal hereditaments, and intangibles such as rights and privileges are incorporeal hereditaments.

Heriot	The heir's fee to enter the (particularly copyhold) land, formerly a gift of his best beast, and derived from the Saxon obligation to return to the lord the deceased's military equipment (horse, harness and/or weapons). The money fee was also called a *farleu* or *farley*. Abolished in 1922. See dead heriot.
Hide	Southern English equivalent of a carucate; usually 120 acres but could vary between 64 and 240 acres
HMC	Historical Manuscripts Commission, now part of TNA
Homage	Collective name for all the tenants of a manor
Home farm	Lord's farm, or barton farm, on his demesne land
Hundred	A division of a county in southern England responsible for military, judicial and administrative functions
Hundred court	The court of an hundred
Hundred Rolls	Records of the 1279 enquiry into feudal holdings
Husbandman	A farmer below the rank of yeoman, usually a copyholder of leaseholder
Ichnographical plan	True plans showing only walls or outlines of buildings, in comparison with tiny pictures of them
In fee	Hereditarily (see *fee simple*)
In fee male	Through male descent
Incidents of tenure	Feudal incidents
Inclosure	See Enclosure
Incorporeal hereditaments.	Intangible inheritable property such as rights and privileges
Indenture	Deed to which there are two or more parties. Two or three copies of an agreement separated by a wavy (indented) line, so that they could be matched to prove authenticity.
Inquisitions ad Quod Damnum	An enquiry made by the county escheators regarding possible effect on the king's rights of an application to alienate land, or for the grant of a market of fair.

Inquisition Post Mortem	An enquiry made by the county escheators to see if the king's rights were affected by the death of a tenant-in-chief.
Intake	Land enclosed from former waste. See Assart.
Intituled	Entitled
IPQ	Inquisition Post Mortem
Joint tenant	Shared ownership whilst alive with survivor inheriting
Joint enfeoffment	The settlement of property jointly on a man and his wife, which avoided the payment of an entry fee for the tenure on the death of the husband.
Jointure	The income or estate that is settled on a widow for her life or until remarriage.
King's widow	Widow of a tenant-in-chief; she had to obtain the crown's permission before remarriage.
Knight's fee or Knight's service	Feudal tenure where holder had to provide military assistance to the crown, usually a fully-armed knight and servants for 40 days a year. Often commuted to money payment and abolished in 1660.
Lady Day	25th March, one of the quarter days when rent was due, and formerly the 1st day of the year.
Lammas (day)	Harvest festival, 1st August
Lammas land	The common lands open for grazing from Lammas Day until Lady Day.
Land Tax Assessment	Records of values of land holdings and taxes due
Land Tax Returns	The actual monies received for Land Tax
Last Heir	The party receiving land by *escheat*, usually the crown or the manorial lord.
Lathe	An ancient Kentish land division containing several hundreds.
Lease	Grant of real property to a tenant for a specified number of years or lives of people (tenants).
Lease & Release	A method of transferring land which did not involve the expense of enrollment on a court roll.
Leasehold	Type of tenure of land or property by lease

Letter of Attorney	Deed establishing a substitute to act for one of the parties in a transaction
Letters Close	Private letters closed with a seal – many are in the *Close Rolls*
Letters Patent	Open letters, usually embodying a grant of a holding or privilege and with a pendant (dangling) seal – many are enrolled in *Patent Rolls*
Ley	Temporary pasture
Liberty	A manor or group of manors, or other areas, that lay outside a sheriff's jurisdiction; particularly in some cities and towns.
Licence to alienate	Royal permission by Letters Patent, to sell or dispose of a property obtained from the crown and held by knight service.
Link	One hundredth of a surveyor's chain length.
Livery (of seisin)	A symbolic giving of a lump of earth, turf or a stick when transferring freehold land in the most ancient manner in front of local witnesses. There was frequently no written documentation (which avoided payment of feudal dues to the lord) but if there was it was called a feoffment.
Lloyd George's Domesday	Valuation Office Records
Loveboon	A 'voluntary' tax to the lord of the manor
LTA	Land Tax Assessment
Manor	A unit of estate management held by a lord (landlord, not a titled person) either directly or indirectly from the king. It held its own court and had its own customs of land holding.
Manor Court	The court belonging to the lord of a manor. Variously termed Court Baron or Customary Court (which regulated agriculture & land transactions within the manor) or Court Leet or View of Frankpledge (which regulated election of officials and policing). There are many variations in custom over time and throughout England & Wales.
Manorial Documents Register	A list held at TNA which identifies the location of manorial records.

Manorial Survey	A detailed listing of the lands held by the lord of the manor, typically made at a change of ownership.
Maritagium	A feudal lord's right to dispose of the hand of an infant heir of his tenant in marriage. Where the heir was a girl, this ensured that she would marry someone capable of performing his feudal obligations to the lord. One of the profitable incidents of tenure.
Marriage Settlement	A document drawn up before, or sometimes shortly after, a marriage typically with a father transferring land, shares or money to a son, or to a daughter and her husband, to ensure that they had sufficient income.
MDR	Manorial Documents Register
Membrane	A sheet of parchment sewn with others into a roll
Mesne lord	A lord of the manor who was not a tenant-in-chief but under a superior lord who held his land from the king.
Messuage	Real property including a house, e.g. a farmstead; a dwelling house with outbuildings and surrounding land.
Michaelmas	One of the quarter days when rent was due; 29th September
Midsummer	One of the quarter days when rent was due; Midsummer 6th July until 1752 then 24th June;
Ministerial Accounts	Annual; accounts of income and expenditures by the steward, bailiff and other manorial officials.
Moiety	A portion of an estate, originally a half, but later any portion.
Mortgage	A pledge of land as security against the advance of money
Mound	The soil excavated from a ditch, thrown up on the owner's side and on which a hedge was planted.
Muniment	A title deed, or evidence of a right or privilege
New Grant	Occurs at a manorial court when a house is built on a part of the lord's waste land.
Next heir	Heir
Nonage	The condition of being under age.

NRA	National Register of Archives, now at TNA
Open field	Usually the pre-enclosure arrangement of 2 or 3 common fields, divided into a number of furlongs each consisting of several, individually-farmed strips,
Open parish	One in which it was relatively easy to for a stranger obtain a Settlement Certificate. There were more land owners and later enclosure than in a closed parish.
OS or O.S.	Ordnance Survey
Oxgang	A variable unit of land, about 1/8th of a carucate, also called a bovate, virgate or yardland
Palimpset	a) Sheet of re-used parchment – the original writing erased and new material written. b) Recycled monumental brass – taken up and engraved on reverse side.
Pannage	Right to let pigs feed on acorns and beech mast in forests of woods
Parcel	A piece of land, especially a strip in a common field
Parish	An ecclesiastical division of land with a mother Anglican church (and perhaps subsidiary chapels-of-ease), run by a vestry and from which the incumbent could claim tithes for support. In 1894 civil parishes were instituted and the new parish councils took over administration of some business.
Parish constable	Manorial court appointee; forerunner of policeman
Parliamentary Enclosure	Enclosures done by act of parliament when the land-owners could not agree amongst themselves. The new fields typically had straight edges and the landscape acquired a more rectangular aspect.
Parliamentary Survey	Surveys of the nature and value of crown, bishops' and dean and chapter lands and perquisites taken during the Inter-regnum period prior to their sale for the benefit of the Commonwealth.
Partition	Division of a property between two or more interested parties

Patent Rolls	Records housed at TNA dealing with borough charters, grants of land and privileges, presentation to benefices, alienation, wardship and the appointment of officers. 1201-1920.
Patrimony	An estate coming from a father or ancestor
Peculiar	An area within an archdeaconry but outside his jurisdiction, and usually that of the bishop as well. There were over 200 of them.
Peppercorn rent	A very low one just to acknowledge ownership by the person to whom the peppercorn is paid. A pepper-berry was almost valueless.
Perch	Area of land being 1/40th of a rood; roughly 30 square yards. Also called a pole or rod.
Personalty	The personal property bequeathed by testament, not necessarily to the principal heir of the estate.
Pinfold	Small enclosure, usually walled, wherein stray animals were impounded until claimed (for a fee)
Pipe Rolls	Accounts rendered by county sheriffs to the Exchequer including details of rent and farm, from which the succession of tenants-in-chief can be traced. So called because when rolled they resemble pipes. Include the *Black Book of the Exchequer* (Liber Niger Scaccarii) a survey of England conducted in 1166. 1120-1831 and a number have been published by the *Pipe Roll Society.*
Pie Powder Court	Market courts from pieds poudreux = dusty feet.
Plea Rolls	Records of actions brought under the Common Law
Plight	A holding of land
Pole	Area of land being 1/40th of a rood; roughly 30 square yards. Also called a perch or rod.
Portmote	Port court
Pound	Another term for pinfold
Premises	(a) First part of a deed which gives the date and names of the [parties (b) House or building with appurtenances and grounds

Primer Seisin	The right of the crown to one full year's profit of the estate of an of-age heir of a tenant-in-chief.
Primogeniture	Inheritance by eldest son
Purpresture	Illegal encroachment on crown lands, could be punished by forfeiture of encroacher's land, but usually just noted and a rental levied.
Quality book	Record of survey of quality and quantity of land during the process of enclosure.
Quarter	Eight bushels capacity, often used for grain.
Quarter Days	The 4 days of the year when rent was due: Lady Day 25th March, Midsummer 6th July until 1752 then 24th June; Michaelmas 29th September; and Christmas 25th December.
Querent	Purchaser in a Final Accord
Quicksets	Young hawthorn plants used for hedging.
Quit claim	A deed renouncing any right to a property.
Quit rent	A fixed annual rent releasing a manorial or burgage (copyhold) tenant from all service to his lord.
Rack rent	A very high rent, nearly the full annual value of the land.
Rack-rent	The highest yearly rent that a tenement will fetch, or at least two-thirds of this.
Rape	A subdivision of the county of Sussex
Rates	Taxes, hence *rateable value*
Recital	The repetition of a previous transaction bearing on the present deed; it came immediately after the date and names of the parties and commenced, Whereas ….
Recognizance	Bond
Recoverer	Purchaser in a Common Recovery
Recovery Rolls	Enrolled records of common recoveries
Redemption of Land Tax	A large lump sum payment to end annual payment of land tax.
Regnal year	Method of dating by the year of the monarch's reign e.g. IV Geo 6
Regrant	Term used in manor court when a lord gives back land to the heirs of a deceased tenant, normally after payment of a fee such as a *relief.*

Relief	The fee paid to the lord by an incoming tenant to succeed to his inheritance. The fee varied with the size of the estate and was regulated by Magna Carta (1215), but abolished in 1661.
Remainder	Entitlement to an estate after another ownership or tenancy. A future interest in property. Can refer to land in a will or personalty in a testament
Rent	Payment due for use of property; a *chief rent* or *quit rent* is a fixed rent due from a freehold property; a *fee-farm* or *reserved rent* is similar, set up on the sale of property by a grant in fee farm. See also *rack rent.*
Rental	A register of rents due
Reserved rent	Rent set up on the sale of property by a grant in fee farm.
Respited	Reprieved or forgiven e.g. fealty respited.
Return of Owners of Land	1871-1876 listings of holders of one acre or more of land arranged by county and derived primarily from rate books.
Reversion	The granting of a property sometimes following the termination of a former lease.
Reversionary Interest	A future interest in a lease
Ridings	A Viking word meaning *a third* used from the time of the Danelaw to divide Yorkshire into three parts, East, North and West. Lindsey, the northern part of Lincolnshire was also formerly divided into North, South and West Ridings.
Right of estover	To collect wood for fuel or building
Right of pannage	To allow pigs to feed on fallen acorns & beech mast in woods
Right of pasture	To graze sheep or cattle on common pasture
Right of piscary	To fish, usually from the river bank
Right of soil	Mineral rights, usually retained by the lord of the manor
Right of turbary	To dig peat or turf from wastes to use as fuel
Right of warren	To hunt rabbits, usually retained by the lord of the manor

Rod	(a) see Perch, an area of land. (b) By the rod – a manorial custom of grasping a stick when transferring land
Roll	Document consisting of a number of membranes sewn together then rolled up.
Rood	Land area of ¼ acre, or forty perches
Scite	Site of a former cottage or homestead, now derelict and perhaps grazed
Seisin or seizin	Possession (rather than ownership) of land. When granting land at first an incoming tenant was *seised in law* then a symbolic gift, such as a lump of turf from the land, was given him so he was now *seised in deed* and the grant was now valid. Dispossession was known as disseisin.
Serjeanty	A tenure given in exchange for a variety of different services to the lord, such as gamekeeper, physician, tailor.
Settlement	Transfer of property to trustees for a particular purpose, for example a marriage or family settlement. Not to be confused with pauper settlements under the Poor Law.
Severalty	Method of holding land where each farmer alone occupies his own land, and can make decisions on agriculture independent of the manor court.
Sheep gate/gait	Right to graze sheep on common pasture
Sign manual	Hand written signature
Socage	A free tenure with no military obligations and which could be alienated by the tenant and inherited without restriction (primogeniture being common mode), but the heir paid a fee to enter the land. There were two kinds: free socage where the services were honourable and fixed; and villain socage with humbler fixed services. Abolished in 1660.
Soiled land	Land converted from freehold to copyhold tenure
Soke	An administrative division of a county formerly in the Danelaw
Stint	The maximum number of animals allowed to graze on the common pasture.

Strict settlement	Entailing family estates
Sub-infeud	Grant a fee to a favoured subtenant.
Surrender	Return of a copyhold or leased property to the lord of the manor or lessor.
Survivorship	Lease for lives
Swainmote	Forest court which met three times a year to arrange pannage of forest. See Rights
TDR	Tithe Documents register at TNA
Tenancy at will	A tenure granted by the lord and at his disposal, usually to reward crown servants.
Tenancy by copy	Copyhold tenant
Tenancy by the verge	Copyhold tenant
Tenant for life	The current holder of entailed land
Tenant in common	Shared ownership whilst alive, with heirs inheriting respective shares (see *joint tenants*)
Tenant in tail	Next heir to an entail.
Tenant-in-chief	One who held land directly from the king; also known as tenant-in-capite.
Tenement	Any holding of land with at least one building; a roweless (roofless) tenement was one with no building on it.
Tenure	The nature of the title to land or property e.g. copyhold, freehold, knight service, leasehold.
Termor	A tenant for a term of years
Terre tenant	A lord of the manor or freeholder in actual occupation of the land, as distinct from his superior lord.
Terrier	Detailed list of all a farmer's lands in the open fields.
Time immemorial	Also *Time out of mind*; beyond legal memory i.e. before 1189.
Tied cottage	One that is tied to a job. If the husband died or was fired, then the family had to move out.
Tithe Agreement	A tithe commutation agreed on by all parties.
Tithe apportionments	The book accompanying the tithe survey which listed the names of the owners and occupiers.

Tithe Award	A tithe commutation adjudicated by the commissioners.
Tithe commutation	The process whereby tithes paid in kind were made payable in money
Tithe maps	The map produced when tithes were commuted to monetary payments
Tithe owner	The person or organization that received tithes on a certain piece of land.
Tithe rent charge	Annual payments in lieu of tithes, also called corn rents as they were based on the price of corn (wheat}
Title	The means by which the owner of land has the just possession of his property.
Title deed	Legal document providing evidence of title to land or property, necessary when a transfer of ownership is made.
Toft	A farmstead with some land
Township	A village or manor with a self-contained farming system
Transfer	Convey a property
Trust	Estate held on the express condition that it is for the benefit of another
Trust Deed	Deeds held in trust for another person or organization, including charitable purposes
Turnpike Trust	The group of trustees which administered a stretch of turnpike
Turnpike	Roads administered by trusts authorized by private Acts of Parliament on which tolls were charged at toll gates.
Ultimogeniture	Inheritance by the youngest son
Undersettle	Sub-tenant of a small-holding
Unitary authority	A local government body which forms a single tier of administration.
Use(s)	Right to beneficial ownership of estate, as distinguished from seisin or legal possession
Valor	A summary of the financial value of the holdings of a manor or other estate

Valor ecclesiasticus	The survey & valuation of all benefices, including religious houses & Oxford & Cambridge colleges, performed after the Dissolution & prior to their sale to private individuals.
VCH	Victoria County History
View of frankpledge	The twice yearly inspection by the county sheriff of the system of tithings, which were groups of 10-12 men mutually responsible for their own good behaviour.
Virgate	An area of land covering roughly 18-50 acres, generally scattered in many small parcels and constituting one farm. Also known as a yardland, bovate or oxgang
Vouchee	Someone who vouches for another e.g. in a Common Recovery
Wapentake	The Danelaw equivalent of the Anglo-Saxon hundred, a subdivision of a county for administrative and judicial purposes.
Ward	(a) Division of a county in the four northern counties of England (b) administrative division of a borough
Wardship	Feudal right of a lord to the custody of the person of his tenant's heir during his minority, and to take the profits of his estate. One of the profitable incidents of tenure.
Waste	Uncultivated land within a manor
Water meadow	Low-lying meadow where controlled flooding allowed silt and nutrients to deposit, thus improving the quality of hay and fodder crops.
Woodmote	A woodland court
Yardland	Another word for a virgate, bovate or oxgang
Yeoman	A term which has changed its meaning over time and in different areas of the country. In 13th-15th centuries he was a knight's servant or retainer, later generally a prosperous working farmer below the rank of the gentry. He may have held land by freehold, copyhold or leasehold but was certainly more prosperous than a husbandman.

REFERENCES

ADDISON, Doreen. 2000. *Echoes in Time: The Story of Orchard Cottage.* Practical Family History #33, page 19-21.

ALCOCK, N.W. 2001. *Old Title Deeds.* Phillimore, Chichester, Sussex.

ALDERMAN PRESS. 1989. *The Village London Atlas. The Growth of Victorian London 1822-1903.* The Alderman Press.

ALDERMAN PRESS. 1989. *The Growth of Manchester, Lancashire and North Cheshire 1840-1912.* The Alderman Press.

ALDERMAN PRESS. 1989. *The Growth of Derbyshire, Nottinghamshire and Leicestershire 1834-1904.* The Alderman Press.

ALEFOUNDER, Peter. 2000. *Using Manorial Records to Trace Thomas Alefounder, schoolmaster and Mapmaker.* Journal of One-Name Studies Vol 7 #3, page 6-7.

ARMITAGE, R.D. 1999. *An Introduction to People of Property.* The Pentland Press, Bishop Auckland, Durham.

ARMSTRONG, Michael. 2001. *This May Interest You – Letter from a Leeds securities clerk about title deeds and the Land Registry.* Family Tree Magazine Vol 17 #8, page 53.

ATTREE, F.W.T. 1910. *Cuckfield Families: The Michells* Vol XLIV page 109-131 and 3 plates.

BALLARD, Adrian. 2001. *The Road to Fame.* Practical Family History Vol 48, page 22.

BARGE, John. 1987. *A Gazetteer of Liverpool Breweries.* Neil Richardson, Manchester. FHL book 942.72/L1 E5b.

BARTHOLOMEW, John. Several editions e.g. 1893. *Bartholomew's Gazetteer of the British Isles. Statistical and Topographical.* 9th (1952) on fiche 6020337-44 (8).

BATEMAN, John. 1970 (4th edition, originally published 1883) *The Great Landowners of Great Britain and Ireland.* Augustus M. Kelley, New York. GSU film 0908379.

BECKETT, John. 1993. *Estate Surveys as a Source for Names.* Genealogists' Magazine Vol 24 #8, page 335-341.

BEDFORDSHIRE COUNTY COUNCIL. 1939. *Catalogue of the Enclosure Awards, Supplementary Catalogue of Maps, and List of Awards upon Tithe in the Bedfordshire County Muniments.* Bedfordshire County Council. FHL book 942.565 A56b pt 3.

BEECH, Geraldine. 1987. *Maps for Genealogy and Local History.* Genealogists' Magazine. Vol 22 #6, page 197-203.

BELL, James. 1834. *A New and Comprehensive Gazetteer of England and Wales.*

BIERBRIER, M.L. 2003. *New Developments in Mediaeval Genealogy: Mediaeval Paper Trail.* Genealogists' Magazine. Vol 27 #10, page 466-467.

BIGGS, June. 1991. *The Court Baron.* North West Kent Family History Vol 5 #10, page 355-359.

BIRD, James and NORMAN, Philip. 1900 onwards. *The Survey of London.* P.S. King for London County Council & London Survey Committee. 44 volumes, most at FHL and on films 0924288-92 and 1440935.

BOND, Shelagh. 1968. *The First Hall Book of the Borough of New Windsor 1653-1725.* Royal Borough of New Windsor.

BOND, Maurice. 1972. *Estate Acts of Parliament #9* in *Short Guides to Records* edited by Lionel M. Munby. Historical Association. FHL book 942 A3 v2 and film 0990062.

BRADFORD METROPOLITAN COUNCIL. 1975. *Bradford in the Nineteenth Century as Shown in Maps.* City of Bradford Metropolitan Council. The maps reprinted here actually span 1775-1912. FHL Map Case 942.74/B1 E7b and film 1441073.

BREEN, Anthony. 2002. *Extenta Maner de Woodbredg Nuper Priorat 1560 The Rentals of the Manor of the Prior of St. Mary Woodbridge – Suffolk).* Suffolk Family History Society. [reviewed in Family History News & Digest Vol 14 #3, page 127.

BUCKINGHAMSHIRE RECORD SOCIETY. 1964. *Buckinghamshire Estate Maps.* Buckinghamshire Record Society. FHL Q book 942 A1 no. 5.

BULLWINKLE, Alan. 1992. *The Hundred Rolls of Edward I. Shelford Magna in the Hundred of Thriplow.* Journal of the Cambridgeshire Family History Society Vol 8 #7, page 237-242.

CAMP, Anthony J. 1990. *My Ancestors Came with the Conqueror. Those Who Did, and Some of Those Who Probably Did Not.* Society of Genealogists.

CAMP, Anthony J. 2000. *Landowners and Occupiers in England and Wales.* Family Tree Magazine. *Part 1* in Vol 16 #3, page 19-21; *Part 2* in Vol 16 #4, page 27-28; *Part 3* in Vol 16 #5, page 27-28.

CARR, A.D. 1972. *Deeds of Title #12* in *Short Guides to Records* edited by Lionel M. Munby. Historical Association. FHL book 942 A3 v2 and film 0990062.

CARTER, Liz. 2000. *Using Maps for Family History.* Practical Family History #32 page 35-36.

CATLYN, J. and A. circa 1908 (prepared and enhanced on CD 2003). *The Combined Atlas and Guide of London and 25 miles around.* Cyrene Publications. Coverage is from Wokingham (W), Hatfield (N), Strood (E) to Reigate (S).

CAVELL, Jane. 2002. *Internet Resources: Maps and Gazetteers.* Family Tree Magazine Vol 18 #3, page 39-40.

CAVELL, Jane. 2004. *Manorial Records: Indexes, Images and Transcriptions to Locate Online.* Family Tree Magazine Vol 20 #7, page 38-40.

CHAPPLE, Jean. 1999. *A Country Estate.* Practical Family History #21 page 15-16.

CHENEY, C.R. 1961 [latest edition is 1991]. *Handbook of Dates for Students of English History.* Royal Historical Society.

CHRISTENSEN, Penelope. 2001. *Researching English Parish Registers.* Heritage Productions.

CHRISTENSEN, Penelope. 2001. *Researching English Probate Records.* Heritage Productions.

CHRISTENSEN, Penelope. 2001. *Parishes & Registration Districts in England & Wales.* Heritage Productions.

CHRISTENSEN, Penelope. 2002. *Names in Genealogy: Their Origin & Meaning.* Heritage Productions.

CHRISTENSEN, Penelope. 2002. *Researching English Poor Law & Parish Chest Records.* Heritage Productions.

CHRISTENSEN, Penelope. 2003. *Researching English Occupations–Civilian Services.* Heritage Productions.

CHRISTENSEN, Penelope. 2005. 3nd edition. *Let's Get Organized!* Heritage Productions.

CHRISTENSEN, Penelope. 2004. 5th edition. *Research at Family History Centers.* Heritage Productions.

CHRISTENSEN, Penelope. 2004. *Researching English Contemporary Documents.* Heritage Productions.

CHRISTENSEN, Penelope. (in preparation). *Researching English Court Records.* Heritage Productions.

CHRISTENSEN, Penelope. (2005). *Researching English Tax, Lists, Insurance and Business Records.* Heritage Productions.

COLE, Jean and CHURCH, Rosemary. 1998. 4th edition. *In and Around Record Repositories in Great Britain and Ireland.* Armstrong Boon Marriott Publishing, Ramsey, Cambridgeshire, England.

COLEMAN, Stephen R. 1986. *Chalgrave. #6 in Bedfordshire Parish Surveys.* Bedfordshire County Council. FHL book 942.565 H25bp no 6.

COOKSON, Gillian. 1997. *Building Plans* #39 in *Short Guides to Records* edited by Kathryn M. Thompson. Historical Association. FHL book 942 A3 v2 and film 0990062.

CORNWALL, Julian. 1997 (2nd edition). *An Introduction to ... Reading Old Title Deeds.* Federation of Family History Societies.

COUPE, John A. 1984. *A Guide to the Registration Districts of Manchester.* Manchester & Lancashire FHS.

COX, Alan. 1979. *Brickmaking, a History and Gazetteer.* Bedfordshire County Council. FHL book 942.565 U2c.

COX, Jane. 2001. *What's at Kew for You ? Records of Your Family from Mediaeval Times.* Practical Family History #47, page 10-11.

CUMBRIA ARCHIVES & PLANNING DEPARTMENTS. 1985. *Church of England Parishes in Cumbria* (based on an 1829 gazetteer by Parson & White). Cumbria Archives & Planning Departments. FHL Map Case 942.85 E7ce.

CUTHBERT, Elizabeth H. 1984. *The Sixth Hall Book of the Borough of New Windsor 1852-1874.* Royal Borough of New Windsor.

DARBY, Henry Clifford and Versey, G.R. 1975. *Domesday Gazetteer.* Cambridge University Press. FHL book 942 E5d.

DICKINSON, George C. 2001. *Key to the General Index (RA 44, RA45, RA46, RA47) to Old Ordnance Survey Maps of London (Godfrey Edition).* West Surrey Family History Society Research Aid RA43.

DICKINSON, George C. 2000-1. *General Index to Old Ordnance Survey Maps of London.* West Surrey Family History Society Research Aids

RA44. North-East London
RA45 North West London
RA46 South-East and South-West London
RA47 Surrey Extension

DRUMMOND, Don. 2001. *Computer News: Maps on the Internet.* East Surrey Family History Society Journal Vol 24 #1, page 14-16.

DUCKHAM, Baron F. 1972. *Turnpike Records #18* in *Short Guides to Records* edited by Lionel M. Munby. Historical Association. FHL book 942 A3 v2 and film 0990062.

ELLIS, Mary. 1994. *Manorial Records for Family History.* Sussex Family Historian Vol 11 #3, page 83-91.

ELLIS, Mary. 1997. *Using Manorial Records.* Public Record Office Publications in association with the Royal Commission on Historical Manuscripts.

ELRINGTON, Christopher. 1989. *Lordship and Lineage: The Descent of Manors in the Victoria County History.* Genealogists' Magazine Vol 23 #2, page 41-47.

EMMISON, F.G. 1972. *Estate Maps and Surveys* #4 in *Short Guides to Records* edited by Lionel M. Munby. Historical Association. FHL book 942 A3 v2 and film 0990062.

EMMISON, F.G. 1978. *Introduction to Archives.* Phillimore, Chichester, West Sussex.

EMMISON, F.G. 1993. *Feet of Fines for Essex Vol VI. 1581-1603.* Leopard's Head Press. FHL book 942.67 R2g.

EMMISON, F.G. (editor). 1982. *Essex Freeholders Book 1734. A Transcript of Essex Record Office Q/RJ 1/1.* Friends of Historic Essex.

ENGLISH, Barbara. 1994. *Inheritance and Succession in Landed Families 1660-1925.* Genealogists' Magazine Vol 24 #10, page 433-438.

ENGLISH, Barbara and SAVILLE, John. 1983. *Strict Settlements: A Guide for Historians. Occasional Papers in Economic and Social History #10.* University of Hull Press.

ESSEX RECORD OFFICE. 1993 3rd edition. *Essex Family History. A Genealogist's Guide to the Essex Record Office.* Essex Record Office Publications.

EVANS, Eric J. and CROSBY, Alan G. 1997. *Tithes. Maps, Apportionments and the 1836 Act: A Guide for Local Historians.* British Association for Local History.

EVERETT, Judith. 1995. *A Twentieth Century Manorial Court.* North West Kent Family History Vol 7 #4, page 118-122.

FERRIS, J.P. 1965. *The Gentry of Dorset on the Eve of the Civil War.* Genealogists' Magazine Vol 15 #3, page 104-116.

FINN, R. Welldon. 1973 reprinted 1986. *Domesday Book: A Guide.* Phillimore, Chichester, Sussex. FHL book 942 R2fr.

FITZHUGH. Terrick (edited by Susan LUMAS). 1998. *Dictionary of Genealogy.* Alphabooks, London, England.

FOOT, William. 1994. *Maps for Family History.* PRO Publications Readers' Guide #9.

FOWKES, D.V. and POTTER, G.R. 1988. *William Senior's Survey of the Estates of the 1st and 2nd Earl's of Devonshire c1600-1628.* Derbyshire Record Society Volume 13. FHL book 942.51 H25de v.13

FOWLER, G. Herbert. 1928-1936. *Four Pre-Enclosure Village Maps.* Bedfordshire Historical Record Society. FHL book 942.565 H2 and fiche 6072650(2).

FOXALL, H.D.G. 1967. *A Gazetteer of Streets, Roads and Place Names in Shropshire.* Salop County Council. FHL book 942.45 E5f and film 0896903.

FRANKLIN, Peter. 1994. *Some Mediaeval Records for Family Historians: An Introduction to the Purposes, Contents and Interpretation of Pre-1538 Records Available in Print.* Federation of Family History Societies.

GARDNER, D., HARLAND, D. and SMITH, F. 1960. *Genealogical Atlas of England & Wales.* Deseret Book Company.

GARDNER, D. and SMITH, F. 1966. *Genealogical Research in England & Wales Volume 2.* Bookcraft, Salt Lake City, Utah.

GAYDON, A.T. 1959. *The Taxation of 1297: A Translation of the Local Rolls of Assessment for Barford, Biggleswade and Flitt Hundreds, and for Bedford, Dunstable, Leighton Buzzard and Luton.* Bedfordshire Historical Record Society. GSU film 0908497 or fiche 6072640(2).

GIBBENS, Lilian. 2001. *Cantlowes Otherwise Cantlers: A London Manor in the 1820s.* Genealogists' Magazine Vol 27 #3, page 119-122.

GIBSON, J.S.W. and BRINKWORTH, E.R.C. 1977. *Banbury Corporation Records: Tudor and Stuart, calendared, abstracted and edited.* Banbury Historical Society, Oxfordshire. FHL book 942.57/B2 B4b v. 15. Reviewed in Genealogist's Magazine Vol 19 #8 page 288-289.

GIBSON, Jeremy, MEDLYCOTT, Mervyn and MILLS, Dennis. 1993 (2nd edition). *Land and Window Tax Assessments.* Federation of Family History Societies.

GIBSON, J. and PESKETT, Pamela. 1986. *Record Offices: How to Find Them.* Federation of Family History Societies.

GILES, Keith R. 1997. *Estate Papers and Genealogy.* Family Tree Magazine Vol 13 #5, page 58.

GUILDHALL LIBRARY. 2002. *Land Tax Assessments for the City of London at Guildhall Library. Leaflet Guide to Records.* Guildhall Library Manuscripts Section.

HALL, Simon and HAYWOOD, John. 2001. *The Penguin Atlas of British & Irish History.* Penguin Books, London.

HALLAM, Elizabeth M. 1986. *Domesday Book through Nine Centuries.* Thames and Hudson.

HALLAM, Elizabeth M. and PHOEBE PHILLIPS EDITIONS. 1986. *Domesday Heritage- Towns and Villages of Norman England through 900 Years.* Arrow Books.

HANSON, John. 2003. *GenMap UK Version 2.* Family Tree Magazine Vol 20 #1, page 42-43.

HARLEY, John Brian. 1964. *The Historian's Guide to Ordnance Survey Maps.* Reprinted from *The Amateur Historian* by Blackfriar's Press, Leicester. GSU book 942 E7nc. This is the classic guide, with guide maps to the sheet numbers of the pre-WWII series. [See his 1975 book, and Oliver 1993a].

HARLEY, John Brian (editor). 1972. *The County Maps from William Camden's Britannia 1695 by Robert Morden.* David & Charles Reprints, Newton Abbot, Devon. Reviewed in Genealogist's Magazine Vol 17 #10, page 554-5.

HARLEY, John Brian. 1972. *Maps for the Local Historian. A Guide to the British Sources.* Reprinted from *The Local Historian* by Blackfriar's Press, Leicester. GSU book 942 E7har.

HARLEY, John Brian. 1975. *The Ordnance Survey Maps: A Descriptive Manual.* Ordnance Survey, Southampton. GSU book 942 E3osa.

HARLEY, John Brian. 1979. *The Ordnance Survey & Land-Use Mapping: Parish Books of Reference & the County Series 1:2500 Maps 1855-1918.* University of Exeter, Devon. GSU book 942 E77hb.

HARVEY, John H. 1948. *Questions & Answers [re Borough English].* Genealogists' Magazine Vol 10 #6, page 188.

HARVEY, J.H. 1974. *Sources for the History of Houses.* British Records Association.

HARVEY, P.D.A. 1993a. Manorial Court Rolls. #47 in *Short Guides to Records* edited by Kathryn M. Thompson. Historical Association, London. GSU book 942 A3t v2. and on film 0990062.

HARVEY, P.D.A. 1993b. *Maps in Tudor England.* University of Chicago Press. A beautiful book with copious full-colour illustrations.

HAWES, T.L.M. 1978. *Quadruplets by Order.* Genealogists' Magazine Vol 19 #8, page 282; further correspondence in Vol 19 #9, page 326.

HERBER, Mark D. 2003. Ancestral Trails. Sutton Publishing & Society of Genealogists.

HESKINS, Janet. 2000. *Land Tax Records Are a Worthwhile Source for Family Historians.* Journal of One-Name Studies Vol 7 #1, page 8-9.

HEY, David. 1996. *The Oxford Companion to Local & Family History.* Oxford University Press.

HIDDEN, Norman. 1987. *Legal Age in Inquisitions Post Mortem.* Genealogists' Magazine Vol 22 #6, page 214-216.

HINDLE, Paul. 2002. *Maps for Historians.* Phillimore, Chichester, Sussex.

HISCOCKS, Janet. 2001. *Mistakes in Baptismal Registers.* The Greenwood Tree (Somerset & Dorset Family History Society) Vol 26 #2, page 58.

HODSON, D. 1974. *The Printed Maps of Hertfordshire.* Dawsons of Pall Mall. FHL book 942.58 A3p.

HOGG, Niul. 1966. *Registration of Title to Land.* Genealogists' Magazine Vol 15 #6, page 212-221.

HOLLEY, Stephen. 2004. *Bloors Place.* Bygone Kent Vol 25 #2, page 68-75.

HOLLINGS, Marjorie. 1950. *The Red Book of Worcester: Containing Surveys of the Bishop's Manors and Other Records, Chiefly of the Twelfth and Thirteenth Centuries* Worcestershire Historical Society. Fiches 6025428-35(8).

HOLLOWELL, Steven. 2000. *Enclosure Records for Historians.* Phillimore, Chichester, Sussex.

HOSKINS, W.G. 1990. *Local History in England.* Longman, London.

HUMPHERY-SMITH, Cecil R.1995. *The Phillimore Atlas and Index of Parish Registers.* Phillimore, Chichester, Sussex.

HUMPHERY-SMITH, Cecil R.1997. *Something to Think About [Manorial Records].* Family Tree Magazine Vol 13 #12, page 25.

HUNT, H.G. 1972. *Land Tax Assessments #16* in *Short Guides to Records* edited by Lionel M. Munby. Historical Association. FHL book 942 A3 v2 and film 0990062.

HURST, Norman. 1994. *Maps for the Family Historian.* Family Tree Magazine Vol 11 #1, page 11-12.

IREDALE, David. 1983-4. *Houses and Genealogy.* Genealogists' Magazine. *Part 1* in Vol 21 #4, page 125-131; *Part 2* in Vol 21 #5, page 166-169; *Part 3* in Vol 21 #6 page 206-209.

IREDALE, David and BARRETT, John. 1991. *Discovering Tour Old House. How to Trace the History of Your Home.* Shire

JESSUP, F.W. 1960. *Court Rolls of the Manor of Chilham in Seventeenth Century Miscellany.* Kent Archaeological Society Vol XVII page 1-34. FHL book 942.23 B4ka, film 0924121, or fiche 6072902(3).

JONES, E.L., PORTER, S. & TURNER, M. 1984. *A Gazetteer of English Urban Fire Disasters 1500-1900.* Geo Books, Norwich. FHL book 942.H2jel.

JONES, P.E. 1952. *Genealogy and the City of London Records: The Archives of the Corporation of London.* Genealogists' Magazine Vol 11 #5, page 167-173.

KAIN, Roger J.P. 1986. *An Atlas and Index of the Tithe Files of Mid-19th Century England and Wales. Cambridge University Press.*

KAIN, Roger J.P. and OLIVER, Richard R. 1995. *The Tithe Maps of England and Wales: A Cartographic Analysis and County-by-County Catalogue.* Cambridge University Press. FHL book 942 K7k

KAIN, Roger J.P. and PRINCE, Hugh C. 2000. *Tithe Surveys for Historians.* Phillimore, Chichester, Sussex.

KEENE, Derek and HARDING, Vanessa. 1987. *Historical Gazetteer of London before the Great Fire.* University of London & Chadwyck-Healey. FHL Q book 942.1/L1 E5h and fiche 6066936(57)* (see note in FHLC).

KENT ARCHIVES OFFICE, CANTERBURY BRANCH. *List of Tithe Maps & Awards 1812-1888* on fiche 6341931(1)*, and *List of Tithe Maps. Awards, Altered Apportionments & Redemption Certificates 1836-1938* on fiche 63419329(4)*.

KENT ARCHIVES OFFICE, CANTERBURY BRANCH. *Catalogue of Estate Maps 1590-1840* on fiche 6341933(6)*, and *Supplement to Catalogue of Estate Maps 1600s to 1800s* on fiche 6341934(2)*.1

LANGTON, Jane. 1973. *The Second Hall Book of the Borough of New Windsor 1726-1783.* Royal Borough of New Windsor.

LAWES, Aidan. 2003. *The Dissolution of the Monasteries and Chantries. Sources in the National Archives.* Genealogist's Magazine Vol 27 #11, page 483-491.

LEESON, Frank L. and GIBSON, Jeremy S.W. 1974. *Editorial [concerning Samuel Pepys].* Genealogists Magazine Vol 17 #11, page 581-582.

LEWIS, Samuel. 1831. *A Topographical Dictionary of England.* Samuel Lewis. On fiches 6340019-34 (16.)

LEWIS, Samuel. 1833. *A Topographical Dictionary of Wales.* Samuel Lewis. On fiche 6026723 (10).

LITTON, Pauline. 1998. *Pitfalls and Possibilities in Family History Research: [Names & Maps].* Family Tree Magazine Vol 4 #4, page 5.

LITTON, Pauline. 1998. *Pitfalls and Possibilities in Family History Research: Boundaries, Maps and Geography.* Family Tree Magazine Vol 4 #5, page 5.

LITTON, Pauline. 2001. *Pitfalls and Possibilities in Family History Research: People on the Move: Waterways and Roads.* Family Tree Magazine Vol 18 #1, page 11.

LONDON. Vera C.M. (editor). 1965. *The Cartulary of Canonsleigh Abbey: A Calendar.* Devon and Cornwall Record Society. New Series Vol 8. Fiches 6072865(2).

LOUGHRAN, Maggie. 2004. *Be Your Owen House Detective ... or How to Discover the History of Your House ...* East Surrey Family History Society Journal Vol 27 #1, page 42-46.

LUMAS, Susan B. 1997. *Basic Facts about Archives.* Federation of Family History Societies.

McLAUGHLIN, Eve. 1996. *Manorial Records.* The author.

MILLS, Dennis R. 2001. *Rural Community History from Trade Directories.* Local Population Studies, Aldenham, Hertfordshire.

MONTGOMERY-MASSINGBERD, Hugh (editor). 1978 -1981. *Burke's Guide to Country Houses. Volume 2 Herefordshire, Shropshire, Warwickshire, Worcestershire; Volume 3 East Anglia.* Burke's Peerage, London FHL book 942 H2bgc. See review in Genealogist's Magazine Volume 20 #9, page 310-311.

MORLEY, Ken. 1993. *Writing a Family History: Some Problems and Solutions: Manorial Records.* Family Tree Magazine Vol 9 #4, page 27-29.

MORRIS, John (general editor). 1982. *Domesday Book.* 35 county volumes in Latin and translated into English on opposite page, plus 3 volumes of indexes by place, person and subject). In the series *History from the Sources.* Phillimore, Chichester, Sussex. Hardback and paperback. FHL book 942 R2d.

MUNBY, Lionel M. 1972. *Tithe Apportionments and Maps. #20* in *Short Guides to Records* edited by Lionel M. Munby. Historical Association. FHL book 942 A3 v2 and film 0990062.

NEVILLE, Paddy. 2000. *An Index to Land Tax Assessments for Hampshire (1800-1832).* Hampshire Family Historian Vol 27 #2, page 82.

NEWTON, S.C. 1972. *Parliamentary Surveys* #17 in *Short Guides to Records* edited by Lionel M. Munby. Historical Association. FHL book 942 A3 v2 and film 0990062.

NICOLSON, Nigel. 1988. *The Counties of Britain. A Tudor Atlas by John Speed.* Pavilion Books & The British Library.

NUSSEY, J.T.M. 1980s. *The West Riding Registry of Deeds: An Introductory Guide.* Yorkshire Archaeological Society, Family History Section.

OLIVER, Richard. 1993a. *Ordnance Survey Maps – A Concise Guide for Historians.* Charles Close Society, London. This updates Harley 1964

OLIVER, Richard. 1993b *Ordnance Survey Maps* #40 in *Short Guides to Records* edited by Kathryn M. Thompson. Historical Association, London. GSU book 942 A3t v2. and on film 0990062. A four-page brief outline of pre-1939 maps.

ORDNANCE SURVEY OF GREAT BRITAIN, O'DONOGHUE, Yolande, & HARLEY, John Brian. 1975 →. *The Old Series Ordnance Survey Maps of England & Wales: A Reproduction of the 110 Sheets of the Survey in Early State in 10 Volumes.* Harry Margary, Lympne Castle, Kent. GSU Q books 942 E3os.

OVERTON, Eric. 1994. *A Guide to the Medieval Manor.* Local History Publications, Streatham, London.

OWEN, A.E.B. 1972. *Records of the Commissions of Sewers* #15 in *Short Guides to Records* edited by Lionel M. Munby. Historical Association. FHL book 942 A3 v2 and film 0990062.

PALGRAVE-MOORE, Patrick. 1985. *How to Locate and Use Manorial Documents.* Elvery Dowers Publications, Norwich, Norfolk.

PARK, Peter B. 1990. *My Ancestors Were Manorial Tenants. How Can I Find out More about Them.* Society of Genealogists.

PARK, Peter. 2000. *Lloyd George's "Domesday" Act That Created Millions of Land Records.* Journal of One-Name Studies. Vol 7 #4, page 6-7.

PATTERSON, Norma et al. 1999. *Index of Heads of Households in Devonshire. Parish of Hatherleigh 1780-1832.* Australian Institute of Genealogical Studies. FHL book 942.35 R42i extracted from film 1471064.

PEARL, Susan. 1991. *Parish Sources Part II The Tithe Survey: the Domesday of the 19th Century.* Family Tree Magazine Vol 7 #6, page 4-5.

PEARL, Susan. 1991. *Parish Sources Part III Land Tax: Yesterday's Electoral Register.* Family Tree Magazine Vol 7 #8, page 24-25.

PEARSON, Sara. 2004. *The Story of a House.* Family Tree Magazine Vol 20 #8, page 20-21.

PESKETT, Hugh. 1973. *Leases for Lives.* Genealogists' Magazine Vol 17 #6, page327-329 + 2 plates. See follow-up by Malcolm PINHORN in Vol 17 #7, page 376-377; and Peskett's reply in Vol 17 #8, page 447-448.

PESKETT, Hugh. 1979. *Guide to the Parish & Non-Parochial Registers of Devon & Cornwall 1538-1837.* Devon & Cornwall Record Society.;

PONTING, Ralph H. 1993. *Land Tax Assessments.* Family Tree Magazine Vol 9 #5, page 15-16.

POTTS, Richard. 1974. *A Calendar of Cornish Glebe Terriers 1673-1735.* Devon and Cornwall Record Society, Exeter. New Series Vol 19. FHL book 942.3 B4dc NS v.19.

POUND, Norman J.G. 1982-1984. *The Parliamentary Survey of the Duchy of Cornwall.* Devon & Cornwall Record Society New Series vol 25, 27. FHL book 942.3 B4dc.

POWELL, Christopher. 1996. *Discovering Cottage Architecture.* Shire Publications.

PRICE, John. 2003. *Copyhold Land Tenure.* Hampshire Family Historian Vol 30 #2, page 158-159.

RAYMOND, Stuart A. 2001. *Using Libraries: Workshops for Family Historians.* Federation of Family History Societies.

READMAN, Alan, FALCONER, Lionel, RITCHIE, Rosie and WILKINSON, Peter. *West Sussex Land Tax 1785.* Sussex Record Society Vol 82. [East Sussex in vol 77].

REDUNDANT CHURCHES FUND. 1990. *Churches in Retirement: A Gazetteer.* Her Majesty's Stationery Office. FHL book 942 E5c.

REICHEL, Oswald J. 1912. *Devon Feet of Fines. Vol I. Richard I – Henry III (1196-1272).* Devon and Cornwall Record Society. Film 0874365 or fiche 6072839(11).

REICHEL, Oswald J. 1939. *Devon Feet of Fines. Vol II. I Edward I – 43 Edward III (1272-1369).).* Devon and Cornwall Record Society. Film 0994084 or fiche 6072839(11).

RICHARDS, Melville. 1969. *Welsh Administrative and Territorial Units: Mediaeval & Modern.* On fiche 6026396.

RICHARDSON, John. 1985 (there is a 2003 edition). *The Local Historian's Encyclopaedia.* Historical Publications Ltd.

RIDEOUT, Barry. 2002. *Rideout of Maps.* The Greenwood Tree (Somerset & Dorset Family History Society) Vol 27 #4, page 176-177.

ROWLANDS, John & ROWLANDS. Sheila. 1996. *The Surnames of Wales for Family Historians and Others.* Federation of Family History Societies.

SELLMAN, R.R. 1962. *Illustrations of Devon History.* Methuen & Company, London.

SEYMOUR, John. 1993. *Seymours in Bradpole: Spar Acres and the White House.* The Greenwood Tree (Somerset & Dorset FHS). Vol 18 #1, page 26-27.

SHORT, Brian M. 1989. *The Geography of England & Wales in 1910: An Evaluation of Lloyd George's 'Domesday' of Landownership.* University of Sussex. FHL book 942 R2s.

SHORT, Brian M. 1997. *The Lloyd George Finance Act Material* #36 in *Short Guides to Records* edited by Kathryn M. Thompson. Historical Association. FHL book 942 A3 v2 and film 0990062.

SKAIFE, Robert H. 1867. *The Survey of the County of York, Taken by John de Kirkby, commonly called Kirkby's Inquest: Also Inquisitions of Knights' Fees, the Nomina Villarum for Yorkshire, and an Appendix of Illustrative Documents.* Surtees Society. [Time of Edward I]. GSU film 0962685 or fiche 6073331(6).

SMITH, Frank. 1968. *A Genealogical Gazetteer of England.* Genealogical Publishing Company, Baltimore, Maryland.

SOUTH, Raymond. 1974. *The Fifth Hall Book of the Borough of New Windsor 1828-1852.* Royal Borough of New Windsor.

SPUFFORD, Peter. 1963. *The Gentry and the Genealogist.* Genealogists' Magazine Vol 14 #5, page 129-137.

STEEL, D.J. 1967. *Review of Hamilton-Edward's In Search of Ancestry.* Genealogists' Magazine Vol 15 #9, page 335-338.

STEEL, D.J. 1969. *Review of Smith's Genealogical Gazetteer of England.* Genealogist's Magazine Vol 16 #1, page 17-18.

STEEL, D.J. 1980. *Discovering Your Family History.* British Broadcasting Corporation.

STEVENSON, Greg. 2000. *The 1930s Home.* Shire Publications.

STOATE, T.L. 1979. *A Survey of West Country Manors. The Lands of Cecily, Marchioness of Dorset, Lady Harington and Bonville in Cornwall, Devon, Dorset, Somerset and Wiltshire.* The author, Bristol, England. FHL book 942.3 R29s.

STONE, E. 1968. *The Oxfordshire Hundred Rolls of 1279: The Hundred of Bampton* [which includes the borough of Witney].. Oxfordshire Record Society. GSU film 1441040

STUART, Denis. 1992. *Manorial Records: An Introduction to Their Transcription and Translation.* Phillimore, Chichester, Sussex.

TATCHELL, Molly. 1979. *Feet of Fines.* Genealogists' Magazine Vol 19 #10, page 347-349. See follow-up letter by James DERRIMAN in same journal Vol 20 #1, page 26.

TATE, W.E. 1946. *A Handlist of Buckinghamshire Enclosure Acts and Awards.* Buckinghamshire County Council. Reviewed in Genealogist's Magazine Vol10 #1 page 19.

TATE, W.E. 1972. *Enclosure Awards and Acts* #14 in *Short Guides to Records* edited by Lionel M. Munby. Historical Association. FHL book 942 A3 v2 and film 0990062.

TATE, W.E. 1983. *The Parish Chest.* Phillimore and Cambridge University Press.

TEASDALE, Vivien. 2004. *Registry of Deeds, Wakefield.* Family Tree Magazine Vol 20 #9, page 16-18.

TEE, Mary and CROOK, Richard. 2004. *Woodlake Cottage, World's End – A Short History.* Hampshire Family Historian Vol 30 #4, page 271-276.

THE NATIONAL ARCHIVES. *Research Guides (*formerly *PRO Records Information Leaflets*). There are about 150 of these on various topics. Find at TNA, Kew, England free to pick them up there, or download from Internet site: **http://www.nationalarchives.gov.uk**

D = Domestic, L = Legal, M = Military, O = Overseas

D1 Domesday Book
D5 Mediaeval and Early Modern Sources for Family History
D14 Dissolution of the Monasteries
D41 Tithe Records
D45 Stationers Hall Copyright Records
D46 Valuation Office Records: The Finance (1909-1910) Act
D68 Crown, Church and Royalist Lands: 1642-1660
D70 Ordnance Survey Records
D72 Maps in the National Archives.
D74 Common Lands
D75 Rights of Way, Public
D86 Enclosure Awards

D87 Enclosure Awards (An Example)
D106National Farm Surveys of England & Wales 1940-1943
L1 Manorial Records in the National Archives
L2 Land Conveyances: Feet of Fines 1182-1833
L7 Land Conveyances: Enrolment of Deeds and Registration of Title
L9 Manor and Other Local Court Rolls, 13th century - 1922
L8 Land Conveyances: Trust Deeds Land for Charitable uses) 1736-1925
L10 Inquisitions Post Mortem, Henry III Charles I: Landholders and Their Heirs
L25 The Manorial Documents Register and Manorial Lordships

TRAVERS, Anita. 1983. Manorial Documents. Genealogists Magazine Vol 21 #1, page 1-10.

UNETT, John and TANNER, Andrea. 1997. Making a Pedigree: An Introduction to Sources for Early Genealogy. Society of Genealogists.

WALLIS, Helen. 1994. Historians Guide to Early British Maps: A Guide to the Locations of Pre-1900 Maps of the British Isles Preserved in the United Kingdom and Ireland. Royal Historical Society.

WARD, Hugh. 2001. Heroes or Villains? Family Revelations in Local Newspapers. Practical Family History Vol41, page 23-24.

WATTS, Christopher T. 1981. Solicitors Records and the Family Historian. Genealogists Magazine Vol 20 #5, page 168-169.

WEBB, Cliff. 1982. A Genealogical Gazetteer of Mid-Victorian London a street index keyed to #6. West Surrey FHS Research Aid #8.

WEBB, Cliff (general editor). 1990s. National Index of Parish Registers in 14 volumes, many with several parts. Society of Genealogists.

WEBB, Cliff. 1991. Streets, Parishes and Wards of the City of London. West Surrey FHS Research Aid #30.

WEBB, Cliff. 1996. Suburban London a map showing parish boundaries pre-1837. West Surrey FHS Research Aid #2.

WEBB, Cliff. 1997. List of the Surrey Feet of Fines 1714-1760. West Surrey Family History Society Record Series #24. Other volumes - #20 for 1685-1714, and #22 for 1649-1684.

WEBB, Cliff. 1998. Guide to Genealogical research in Victorian London which details all Anglican parishes outside the City created before 1870, with a map showing their boundaries. Also indicates Registration Districts for each parish. West Surrey FHS Research Aid #6.

WEBB, Cliff. 1999. Genealogical Research in Edwardian London similar to, and to be used in conjunction with, #6 covering parishes established up to 1903. West Surrey FHS Research Aid #15.

WEBB, Cliff. 1999. An Index of English Country Houses. Society of Genealogists.

WEST, John. 1982 (reprinted 1986). Village Records. Phillimore, Chichester, Sussex.

WEST, John. 1983. Town Records. Phillimore, Chichester, Sussex.

WIGNALL, C.J. 1983. Complete British Railways Maps and Gazetteers 1830-1981. Oxford Publishing Company, Oxford.

WILKINSON, Peter M. 1994 3rd edition. Genealogists Guide to the West Sussex Record Office. West Sussex County Council, Chichester, West Sussex.

WILLIS, Arthur J. 1970. Genealogy for Beginners. (Appendix Foot of a Fine). Phillimore, Chichester, Sussex.WILSON, John. 1879. The Imperial Gazetteer of England & Wales. On fiches 6020308 (29.)

WINCHESTER, Angus. 1990. Discovering Parish Boundaries. Shire Publications.

WOOD, Michael. 1986. Domesday; A Search for the Roots of England. Facts on File Publications, Oxford.

WOOD, Tom. 1997. Maps for Beginners. Family Tree Magazine Vol 13. Part I in #6, page 51-52. Part II in #7, page 51-52.

WORMLEIGHTON, Tim. 1997. Title Deeds and the Family Historian. Devon Family Historian #84 page 4-9.

WORMLEIGHTON, Tim. 1999. Gaps in the Records. Devon Family Historian #92 page 3-7.

INDEX

1

1st edition Margary, 31

A

A to Z maps, 62
A2A (Access to Archives), 19
Abuttals, 111
Access to Archives (A2A), 19
Acreages, 220
Admission of purchaser of property, 179
Admission to copyhold property, 148
Advertisements for property, 191
Alienation of land, 119, 159, 164
Amercement, 106, 158
Ancient demesne tenure, 98
Archives Hub, 20
Archives in England, 18
Archon, 18
ARP (acres, roods & perches), 220
Assarting, 74
Assignment of a mortgage, 198

B

Bailiff, 104
Bargain and Sale, 160, 161
Bargain and Sale with Feoffment, 160
Bartholomew's (Bart's) maps, 30, 31, 46
Bartholomew's Gazetteer, 24
Barton farm, 104

Bedford Level, 132
Beighton's maps, 37
Bell's 1834 maps, 52
Bell's Gazetteer, 25
Bird's eye views, 55, 57
Borough courts, 130
Borough English, 139
Borough hall books, 176
Borough land registries, 133
Bowen's maps, 36
British Library (BL), 19
Brown family in manorial court records, 156
Building plans, 70, 175
Building Societies, 137
Burgage/Burgess tenure, 98

C

Cadastral surveys, 30
Camden's maps, 36
Canals maps, 82
Carriers' routes, 81
Cartularies, 90, 193
Cary's maps, 37
Castle ward, 102
Census
  use with manorial documents, 158
  use with tithe maps, 220, 222
  use with valuation records, 229
Certificate of redemption of land tax, 212, 213
Charges Register, 136
Charity deeds, 128
Charts, coastal & maritime, 81
Chirograph, 166

Chirograph of Fine, 169
City courts, 130
Clerk of the Peace, 204
Close Rolls, 130, 133, 194
Closed parish, 205, 206
Coaching roads, 83
Coastal & maritime charts, 81
Commissioners of sewers, 82
Common Recovery, 170
Communication maps, 80
Concords, 168
Conditional Surrender, 180
Contour lines on maps, 39
Conveyance of land, 117, 119, 159
Copac, 33
Copyhold
    enfranchisment, 100
    land inheritance, 147
    land mortgages, 179
    property transfer, 179
    tenure, 97, 98
Corn rents, 217
Corporation of London Record Office, 170, 176
Corporeal hereditaments, 159
Cottier tenure, 99
Counties, 21, 48
Counties Post-1974, 50
Counties Pre-1974, 49
County boroughs, 48
County maps, 51, 52
Court
    baron, 105
    baron records, 147

borough, 130
city, 130
forest, 106
hundred, 106
leet, 106
manor, 105
market, 106
of Augmentations, 108, 195
of Chancery, 130, 133, 194
of Common Law, 130, 133
of Common Pleas, 165, 170, 194
of Exchequer, 130, 194
of Hustings, 170
of King's Bench, 130, 194
pie powder, 106
port, 106
roll abstracts, 152
woods, 106
Courtesy of England, 139
Customal/custumal, 108
Customary freehold tenure, 99
Customary tenants, 147
Customs of land inheritance, 139
Customs of the manor, 147
Cyrographum, 166

D

David & Charles Ordnance Survery maps, 40
De diem clausit extremum, 143
Deed
of feoffment, 160
of gift, 160, 197
of Grant, 159, 165, 197

structure of, 119
Deeds
charity, 128
enrollment, 130
family, 122
marriage, 122
trust, 128
Deforciant in final concord, 166
Demesne land, 104
Demolition license, 190
Description of Land, 21
Determination of a lease, 176
Digges' maps, 35
Dioceses, 21, 23
Dissolution of Monasteries, 131, 193
Divisions of counties, 22
DocumentsOnline, 18
Domesday Book 1086, 87, 131
Domesday, ancient and modern, 87
Dower rights, 140

E

Easter law term, 170
Elections, ability of freeholders to vote, 100
Enclosure
Acts, 75, 219
Awards, 77
dating, 76
maps, 77
parliamentary, 77
records, 74
roads, 78
schedule, 77, 78

Encroachment, 91, 99, 158
Endorsements, 195
Enfranchisement of copyhold land, 99, 100, 186
Engrossing, 75
Enrollment of deeds, 130
Entail, 100, 142, 162, 165, 199
Environs maps, 40, 51
Ephemera collections, 191
Escheat, 140, 143
Escheators, 140, 143
Estate
    Acts, 199
    finding maps, 68
    in fee farm, 177
    maps, 67
    records, 71, 191
    surveys, 107
    tail, 142, 165
    terriers, 65
Exchange of land, 162
Exemplification, 170
Extents, 108
Extinguishing an estate, 159
Extra-parochial area, 23

F

Familia, 19
Family History Centers (FHC), 16
Family History Library (FHL), 16
Family History Library Catalogue (FHLC), 16, 24, 154
Family settlement, 122, 127, 165
Farmer, 117
Farming a right, 141

Federation of Family History Societies (FFHS), 34
Fee conditional, 100, 165
Fee entail, 100
Fee simple, 100, 159
Fee tail, 100, 142, 165
Feet of fines, 166
Feoffment, 159, 160
FHL website, 16, 17
Fictitious third parties, 170
Film/fiche (number) search, 17
Films, 16
Final Concord, 166, 168
Finance Act 1920, 225
Fine (fee), 160, 179, 196
Fine (fee) in purchase of land, 179
Fine (final concord), 166
Fine for admission to copyhold, 98
Fire Insurance plans, 32, 71
Foot of fine, 166
Forty shilling freeholders, 100
Forty-shilling freeholders, 205
Frank tenement, 100
Frank tenure, 99
Freebench, 140
Freehold Land Societies, 137
Freehold property, 159
Freehold tenure, 97, 100
Freeholders
    book, 101
    jury service, 100
    voting, 100
Freeland, 100

G

Gavelkind, 140, 157
Gazetteers, 23
Gazetteers, comparative chart, 27
Geographia 3
#
Gifts (deed), 197, 200
Glebe Terriers, 111
Glossary, 235
Goad Fire Insurance Plans, 32, 71
Godfrey edition OS maps, 32
Grants (deed), 197
Greenwood's maps, 59
Greenwood's maps, 37

H

Habendum, 119
Hachuring on maps, 39
Hall books, 176
Handbills, 191
Heads of Households Index for LTA, 207
Hearth Tax, 114, 203, 204
Hec est finalis Concordia, 168
Heirs of the body, 142
Hereditament number, 226
Hilary law term, 170
Historical Manuscripts Commission (HMC), 18, 153
Holding land, 97
Home farm, 104
House History, 138
Hundred court, 106
Hundred Rolls, 90
Hundreds, 21
Husbandman, 117

I

Ichnographical (true) plans, 55
Imperial Gazetteer, 24
Inclosure see Enclosure, 75
Incorporeal hereditaments, 159, 162
Increment value duty, 225
Indenture
    of Exchange, 162
    of Feoffment, 160
    tripartite, 166
Inheritance
    of copyhold land, 147
    of land, 139
    procedures for land, 141
Inquests, 91
Inquisitions ad Quod Damnum, 197
Inquisitions Post Mortem (IPM), 143
Inquisitions Post Mortem abstracts, 144
Institute of Heraldic & Genealogical Studies (IHGS)
maps, 52

J

Jury service, 100

K

King's Bench, 130
Knight fee, 102
Knight service, 100, 102

L

Land
    alienation, 119, 159, 164

area measurement, 220
conveyance, 117, 119, 159
exchange, 162
inheritance, 139
procedures for inheritance, 141
records timeline, 231
registration, 131
sale & transfer, 159
taxes, 203
transfer, 119
who holds?, 114
Land Registry 1891, 132, 136
Land Tax Assessments (LTAs), 204
by property, 209
example, 206, 214
example by date, 208
heads of household index, 207
summary analysis, 210
tax returns, 205
Land Tax Redemption, 212
appeals against the redemption charge, 212, 216
certificate, 212, 213
exoneration, 212
list, 215
Land-gable, 98
Law of Property Act 1925, 178
Law terms (semesters), 170
LDS website, 16, 17
Lease and Release, 162, 163
Leasehold property, 172
Leasehold tenure, 97, 102
Leases, 172
Leases for lives, 102, 176, 177

Leases for years, 176
Letters close, 194
Letters patent, 194
Levels (low-lying drained land), 82
Lewis' Gazetteer of England, 24
Lewis' Gazetteer of Wales, 25
Liberties, 22, 23
Libraries in England, 18
Livery of Seisin, 159
Lloyd George's Domesday 1910-1914, 225
London Bridge tenants, 176
London map post-1974, 61, 62
London map pre-1974, 60
London maps, 59
London, survey of, 70

M

Manor court book or roll, 106
Manor court transactions examples, 182, 187
Manorial
    court book or roll, 147
    court records, 147
    courts, 105
    documents on FHLC, 153
    finding court records, 153
    surveys, 107, 113
    survival of documents, 105
Manorial Documents Register (MDR), 18, 153
Manors, 103
Maps
    at British Library, 35
    at the Family History Library, 34
    at TNA, 33

canals, 82
coastal and maritime, 81
county, 51
depiction of elevation, 39
early, 35
environs, 51
estate, 67
farm 1940-43, 94
finding, 33
first class (tithe) maps, 219
for genealogists, 29
large scale, 32
omnibus, 85
railway, 84
regional, 51
road, 83
small scale, 31
strip road, 38
tithe, 219
trolleybus, 85
websites, 34
Margary Ordnance Survey maps, 40
Market courts, 106
Marriage of heir to land, 141
Marriage settlement, 122
Membrane (of parchment), 130
Memoranda Rolls, 130
Michaelmas law term, 170
Microforms, 16
Middlesex Land Registry, 133
Ministerial accounts, 108
Moll's maps, 37
Morden's maps, 36

Mortgages, 197
Mortgages on copyhold land, 179

N

National Farm Surveys 1940-43, 93
National Register of Archives (NRA), 18, 154
Newspapers advertisements, 191
No circulation to Family History Centers, 17
Norden's maps, 36
Notes of fines, 168

O

Office of National Statistics (ONS), 19
Ogilby's maps, 36, 38
Omnibuses routes, 85
ONS Index of Place Names, 26
Open parish, 116, 205, 207
Ordnance Survey (OS), 30, 40
    1st edition, 43
    1st edition (David & Charles), 40
    1st edition (Margary), 40
    2nd edition, 44
    3rd edition, 41
    4th edition, 41
    Books of Reference, 41
    First edition or Old series, 40
    Godfrey edition, 32
    maps, 31, 87
    New Series, 40
    Parish Area Books, 41
Ordnance Survey (OS) 1st edition (David & Charles)
Out of court conveyances, 181

P

Pannage, 74
Parchment, 130
Parishes
    ancient, 21, 52
    civil, 21
    closed, 115, 205, 206
    ecclesiastical, 21
    in Registration Districts, 25
    open, 116, 205, 207
    tithe commissioners, 219
    types, 23
Parliamentary enclosure, 77
Parliamentary Surveys, 92
Patent rolls, 194
Peppercorn rent, 103
Perspective views, 55
Phillimore's Atlas, 25, 31, 51
Pie Powder courts, 106
Place names, ONS index, 26
Plaintiff of final concord, 166
Plan of London pub, 175
Plans, building, 70
Plea Rolls, 130, 133, 170
Poor Law Districts/Unions, 22, 23
Poor Law Unions, parishes indexed, 52
Poor Rates, 203
Portmote, 106
Presentation of death of copyholder, 148
Primer Seisin, 140
Primogeniture, 140, 165
Private Estate Acts of Parliament, 199
PROCAT (PRO now TNA catalogue), 19

Proclamation for heirs, 150, 151
Property Register, 136
Proprietorship Register, 136
Public Record Office (PRO), 18

Q

Quarter Sessions, 130, 133
Querent in final concord, 166
Quit Claims, 200, 201
Quit rent, 103

R

Rack rents, 172
Railway maps, 84
Rapes, 22
Rate books, used by Valuation Office, 227
Rate re-valuation 1930s, use with Valuation Office
Records, 229
Rates (taxes), 203
Real estate, transfer of, 159
Reciting previous transactions, 151, 157
Recovery of property, 170
Recovery Rolls, 170
Red Book of Worcester, 114
Regional maps, 51
Registration
    districts, 22, 23
    of conveyance, 181
    of land, 131
    parishes in districts, 52
Regnal years, 202
Relief (fee), 148, 160, 164, 179
Rental book, 110

Rentals, 108, 109, 181
Request for Photocopies Form, 17
Return of Owners of Land, 114, 132, 133
Reversionary interest in land, 162
Richard Rowe (fictitious third party), 170
Richmond Lodge accounts, 72
Richmond Lodge Accounts 1750, 73
Ridings, 22
Rights of land inheritance, 139
Rights, transfer of, 159, 162
River navigation plan, 81
Road books, 35
Road maps, 83
Roads
    early, 80
    enclosure, 78
    renaming & renumbering, 62
Rocque's maps, 37
Roll (of parchment), 130
Royal Commission on Historical Manuscripts, 18

S

Sale of land, 159
Sales and Purchases of property, 179
Saxton's maps, 35
Schedule, enclosure, 78
Settled Land Act 1882, 199
Settlement
    family, 122, 127, 165
    marriage, 122
Severalty, 75
Shires, 22
Smith's Genealogical Gazetteer, 25

Smith's maps, 37
Snow's 1859 London map, 59
Socage, 100
Sokes, 22
Speed's maps, 36
State Papers, 133
Stationers Company, 20
Statute De Donis Conditionalibus, 165
Statute of Enrolments 1535, 131, 160
Statute of Uses 1535, 160
Street maps, 62
Strict settlement, 142, 199
Strip road map, 38
Surrender of copyhold property, 148
Surrender, conditional, 180
Surrender, in sale of property, 179
Surveys
    estate, 107
    farm 1940-43, 93
    manorial, 107, 113
    of London, 59
    parliamentary, 92
    tithe, 219
Survivorship, 177
Swainmote, 106

T

Taxes on land, 203
Tenancy
    by copy, 98
    by the verge, 98
    of land, 97
Tenant in tail, 142

Tenure of land, 97
ancient demesne, 98
Burgage/Burgess, 98
cottier, 99
customary freehold, 99
frank, 99
freehold, 100
leasehold, 97, 102
Terriers, 111
estate, 65
glebe, 111
Testatum, 119
Testimonium, 119
The National Archives (TNA), 18, 20
Tied cottage, 222
Timeline for land records, 231
Tithe
Agreements, 218
Agreements, finding, 223
Apportionments, 220
Awards, 218
Awards, finding, 223
barns, 217
commissioners, 219, 223
commutation, 217
districts, 218
maps, 219
maps & apportionments, use with manorial documents, 158
maps use with census, 220, 222
maps use with trade directories, 220
owners, 217
rent-charge, 218

Schedules, 220
surveys, 32, 219
Tithes, 217
Tithes Documents Register at TNA, 224
Title deeds, 117
Toll bars and houses, 83
Topographical maps, 52
Town plans, 55, 58
Town Rates, 203
Trade directories, use with Tithe maps, 220
Trade directories, use with Valuation Office Records, 228
Tram routes, 84
Transfer of copyhold property, 179
Transfer of land, 119, 159
Trigonometrical Survey, 40
Trinity law term, 170
Tripartite indenture, 166
Trolleybuses routes, 85
Trust deeds, 128
Trustees of mortgages, 198
Turnpikes, 83

U

Ultimogeniture, 139
Unitary Authorities, 48
Use and Behoof of, 179
Usury before 1571, 179

V

Valor Ecclesiasticus, 92
Valors, 108
Valuation

books, 225
field books, 226
national farm surver, 229
office records, 203
office records 1910-1914, 132, 225
office, maps, 226
office, use with 1941-3 National Farm Survey, 229
office, working plan, 226
Victoria County Histories (VCH), 104, 154
View of frankpledge, 106
Voluntary land registry, 132
Vouchee, 170

W

Wapentakes, 21
Wards, 21
Wardship of heir to land, 141
Waterways, importance, 66
WATU (Welsh Administrative & Territorial Units), 25
Who holds the land?, 114
Wills and land, 141
Window & House Tax, 203
Woodmote, 106

Y

Yeoman, 117
Yorkshire Land Registry, 132

Your HERITAGE
to discover, to share...

THE HERITAGE BOOK SERIES

Several groups of easy to read books have been written by professional researchers, lecturers and family historians on a variety of subjects you may wish to deal with during your hobby of finding your ancestors. This is an evolving project and new titles are constantly being added. They are all reasonably priced ranging between $6.00 to $36.00. Special discounted prices are available for group purchases. Please write to the address on the back of this book for an up-to-date price list.

THE GENERAL GROUP

Book #2 --- **ASK LOTS OF QUESTIONS, GET LOTS OF ANSWERS...** ***by Louise St Denis*** A book with over 600 questions to review a complete life story. From the first memories as a young child through the retirement years. Use as a guide to write your life story, or record on audio or video tape.

Book #13 --- **CREATING A FAMILY WEB SITE CAN BE FUN & EASY...** ***by Marian Press, MLS, MA*** This book provides you with all the skills necessary to build genealogical web pages. From the basics of HTML, the language of the web, to details of making pages appealing and easy to navigate. Also mounting them on the Internet and inviting the world to see are all covered topics.

Book #12 --- **GENEALOGY ON THE INTERNET... 2nd Edition** ***by Sherri Pettit*** It is possible to consult large databases of Genealogical data, contact others conducting similar research, inform other researchers of your interests, browse libraries and telephone directories world wide, access tutorials and advice from experts in the field and much more. This book covers not only the 'how-to' of using the Internet for Genealogy but defines sound research strategies

BOOK #10 --- **GENES IN YOUR GENEALOGY... *by Sherilyn Bell, BSc and Dr. Constandina Arvanitis*** Creating a medical pedigree is becoming quite popular. This course will teach you what resources should be consulted, where they can be found and how to use them. Examples of genetic family trees will also be shown. Diseases with genetic disorders as well as chronic diseases with a genetic predisposition will be discussed.

Book #3 --- **GIFTS TO CREATE FROM YOUR RESEARCH MATERIAL... *by Louise St Denis*** A book with lots of suggestions as to the great variety of gifts you can create from all your family stories, anecdotes and facts. Gifts vary from the most simple Pedigree Charts or Trinket Wreaths to the treasured gift, the family video.

BOOK #14 --- **HELP! THERE'S A SKELETON IN MY CLOSET... *by Doris Bourrie, CGRS*** A study in Ethics for the Genealogist! Questions are often asked about what to do in various situations. Your ethics will describe your own personal code of morals. Topics covered include Ethics for the beginner, Ethics on the Internet, Ethics for the family historians, Ethics for authors and lecturers, Ethics for the professional genealogists and Ethics and the future genealogist...

BOOK #19 --- **HOW DO I PROVE IT? *by Dr. Penelope Christensen*** Are you picking your ancestors out of a hat? Or have you really proved each linkage? This practical manual for family historians and genealogists demystifies the requirements necessary for establishing a pedigree.

BOOK #LGO --- **LET'S GET ORGANIZED! by *Dr. Penelope Christensen*** Whether you're an amateur or a professional the key to productive and satisfying research is your ability to organize it. Learn how to manage your genealogical project with the expert advice in this book.

Book #15 --- **NAMES IN GENEALOGY: THEIR ORIGIN & MEANING... *by Dr. Penelope Christensen*** Genealogical research is largely based on names. But what is the origin of names; primarily surnames, first names and place names? A knowledge of

how they were derived and how they are connected, provides a better understanding of the genealogical process.

BOOK #18 --- **ORGANIZATION FOR ONE-NAME STUDIES...** ***by Dr. Penelope Christensen*** The genealogist who undertakes to collect all references to a certain surname faces unique logistical problems. This book will teach techniques to surmount these obstacles and have a well organized archive of data.

BOOK #16 --- **ORGANIZATION FOR THE PROFESSIONAL GENEALOGIST...** ***by Dr. Penelope Christensen*** The professional genealogist needs to have particularly well-focussed aims, and well-developed techniques to deal with the logistical problems of dealing with many lines of research. This book shows you how to cope with these unique organizational challenges.

BOOK #20 --- **ORGANIZING A GENEALOGY LIBRARY FOR PUBLIC USE... by *Dr. Penelope Christensen*** Organizing a library and ensuring that it meets family historians' needs is not a challenge for the faint-hearted. The authors have been involved in setting up, organizing and running many types of genealogical libraries, and in training professional and volunteer staff to serve genealogists. The authors share their philosophies of organization for maximum research effectiveness in different types of libraries including public libraries, society libraries and libraries at the Family History Centers of the LDS.

Book #7 --- **ORGANIZING THE MOUNTAINS OF PAPER...** ***by Louise St Denis*** Everyone learns two facts very quickly: you will accumulate lots of paper and relying on your memory just doesn't work. This booklet will teach you how to organize all your findings so that everything will be at your fingertips. 18 forms you can duplicate are included.

Book #11 --- **PLANNING A FABULOUS FAMILY REUNION...** ***by Louise St Denis*** A must to help you plan a family reunion that's fun filled and worth attending. Lots of ideas for you to share your genealogy findings in an interesting manner...

Book #6 --- **PLANNING A GENEALOGY RESEARCH TRIP... 3rd Edition *by Dr. Penelope Christensen*** Old Title: Tips for Your Genealogical Trip Abroad. As family historians we all dream of one day walking the land of our ancestors. Make those dreams come true with sound practical advice from a 'pro'.

Book #24 --- **PLANNING A GENEALOGY TRIP TO SALT LAKE CITY... 2nd Edition *by Dr. Penelope Christensen*** Old Title: Tips for Your Genealogical Trip Abroad including Salt Lake City 2nd Edition Going to the Family History Library? Get the most from your trip to 'genealogy-heaven' in Salt Lake City by having a 'pro' teach you how.

Book #5 --- **PROTECT YOUR PRECIOUS DOCUMENTS... *by Louise St Denis*** You have taken the time to find all your family's precious documents, now take the time to protect them for future generations to enjoy. Learn how to store your documents and what kinds of materials to use and how to use them. Lots of hints as to what to do and more importantly what not to do.

Book #9 --- **RESEARCH AT THE FAMILY HISTORY CENTER... 5th Edition *by Dr. Penelope Christensen*** The enormous genealogical collection held in the Family History Centers™ of the LDS church is the most widely used resource for researching ancestors. This book helps you understand their facilities and holdings so you can really do productive research....

Book #4 --- **VIDEO TAPE YOUR FAMILY HISTORY... *by Louise St Denis*** There are so many ways to preserve your family's memories on video: taped conversations, photographic video family albums and the ultimate family video. Instructions for completing each of these projects are included. Everything you need to know to complete a high-quality video keepsake of your parents or your grandparents.

Book #1 --- **YOUR HERITAGE, TO DISCOVER TO SHARE... *by Louise St Denis*** Genealogy, the art of finding your dead relatives can be easy, fun and challenging all at the same time. 90 pages of helpful tips. Lists addresses of over 100 archives & genealogical societies in Canada & the United States.

Book #8 --- **WHAT DID THEY DO?** ***by Dr. Penelope Christensen*** Was your ancestor a Doodle Doo Man? A Gentleman of the Horn Thumb? A Rag and Bone Man? This book is a compendium of ancient names of (mainly) English occupations and officials. You'll be edified, amazed and amused by this collection...

THE HERITAGE GROUP

A second group of books in the **Heritage Book Series**, covers the most important resources available and a variety of unique searching methods required to conduct efficient and successful research for many different ancestral backgrounds. Migration and settlement patterns; specific research documents available including what is contained and where the documents can be viewed; institutions, associations, societies, Family History Centers, special or unique archives and associations with specific contact information is included

THE AMERICAN SERIES

Book #HA09 --- **FINDING YOUR MAYFLOWER ANCESTORS** ***by Susan E. Roser***

Book #HA07 --- **MIGRATION PATTERNS IN THE UNITED STATES** ***by Beverly Whitaker, CGRS*** In order to identify migration patterns, one must learn the most prominent routes used by persons moving from one location to another during a given time period. Identifying a family's probable migration route often leads to a sequence of record sources which add detail to your research. The focus of this book is a survey of migration patterns within the U.S.

Book #HA05 --- **RESEARCHING AMERICAN CEMETERY RECORDS** ***by Scott Bartley***

Book #HA06 --- **RESEARCHING AMERICAN CENSUS RECORDS** ***by Scott Bartley***

Book #HA01 --- **RESEARCHING AMERICAN IMMIGRATION RECORDS** ***by Kyle Betit. BS***

Book #HA04 --- **RESEARCHING AMERICAN LAND RECORDS** ***by Kyle Betit, BS***

Book #HA01 --- **RESEARCHING AMERICAN RELIGIOUS RECORDS** ***by Kyle Betit, BS and Beverly Whitaker, CGRS***

Book #HA02 --- **RESEARCHING AMERICAN VITAL STATISTICS RECORDS** ***by Scott Bartley***

Book #HA08 --- **RESEARCHING AMERICAN WILLS AND ADMINISTRATION RECORDS** ***by Scott Bartley***

THE CANADIAN SERIES

Book #HC03 --- **FINDING YOUR ACADIAN ANCESTORS** ***by Léa Normandeau-Jones***

Book HC05 --- **FINDING YOUR ANCESTORS IN ALBERTA** ***by Arlene Borgstede***

Book HC06 --- **FINDING YOUR ANCESTORS IN BRITISH COLUMBIA** ***by David M. Jackson***

Book #HC02 --- **FINDING YOUR ANCESTORS IN ENGLISH QUÉBEC** ***by Althea Douglas, UE, MA, CG(C)***

Book #HC24 --- **FINDING YOUR ANCESTORS IN MANITOBA** ***by Laura Hanowski***

Book #HC07 --- **FINDING YOUR ANCESTORS IN NEW BRUNSWICK** ***by Althea Douglas, UE, MA, CG(C)***

Book HC04 --- **FINDING YOUR ANCESTORS IN NEWFOUNDLAND AND LABRADOR** ***by Bill Crant***

BOOK #HC08 --- **FINDING YOUR CANADIAN ANCESTORS** ***by Doris Bourrie, CGRS***

Book #HC01 --- **FINDING YOUR FRENCH-CANADIAN ANCESTORS - 2nd Edition** ***by Louise St Denis***

Book #HC11 --- **FRENCH FORTS IN NEW FRANCE (NORTH AMERICA)** ***by Léa Normandeau-Jones*** A research tool most often overlooked! Documents are still available describing the men who protected these forts and their families. Discover where to look for this information & what you will find.

Book #HC22 --- **GENEALOGY AND CANADIAN LAW** ***by Jean Dryden, MLS, CRM*** Legislation regarding Freedom of Information & Protection or Copyright have direct impact on research and publication for genealogists. An understanding of the intent of these laws, and the way they work, is explained.

Book #HC09 --- **MIGRATION PATTERNS IN CANADA** ***by Dr. Edward Smith*** Migration patterns, for the purpose of this book, will include immigration, emigration and migration in, out & within Canada. Identifying various records which contain migration data, and how to read them, including their failings, will add detail to your research..

Book #HC19 --- **PLANNING A GENEALOGY TRIP TO MONTRÉAL** ***by Paul Leclerc, BA, BSc*** Why? To pursue an elusive ancestor, to confirm your findings, to gather material for a family history. Montréal has excellent collections to enable you to achieve your objectives.

Book #HC20 --- **RESEARCH AT THE LIBRARY AND ARCHIVES CANADA** ***by Althea Douglas, UE, MA, CG(C)*** When visiting Ottawa, most family historians plan on digging for a few of their family roots at Canada's Treasure Trove: the Library and Archives Canada. Along with practical facts, and how to do preliminary research at home on your computer, this book will help you think about what sorts of records exist beyond the census and cemetery and where they may turn up.

BOOK #HC23 --- **RESEARCHING CANADA'S HOME CHILDREN** ***by Dr. John D. Reid*** Perhaps one in ten Canadians has a young emigrant ancestor from the British Isles who came with a philanthropic agency, such as Barnardo's, between 1869 and the 1930s. Inside you will find practical advice on sources and

techniques for researching these young immigrants in Canada and the UK..

BOOK #HC12 --- **RESEARCHING CANADIAN ARCHIVAL CENTRES...** ***by Ryan Taylor***

BOOK #HC15 --- **RESEARCHING CANADIAN CENSUS RECORDS...** ***by Doris Bourrie, CGRS***

BOOK #HC22 --- **RESEARCHING CANADIAN LAND RECORDS...** ***by Sharon Murphy***

BOOK #HC14 --- **RESEARCHING CANADIAN NEWSPAPER RECORDS...** ***by Ryan Taylor***

BOOK #HC21 --- **RESEARCHING CANADIAN RELIGIOUS RECORDS...** ***by Ryan Taylor***

BOOK #HC18 --- **RESEARCHING CANADIAN UNCOMMON SOURCES...** ***by Michelle Purcell, BSc, MLIS*** Have you searched in corporate or local archives? Do you have an ancestor that belonged to a fraternal association? Was your ancestor a nurse, a physician, a teacher or in the clergy—have you looked through records of professional associations? This book will help you go beyond common sources and discover hidden genealogical treasures...

BOOK #HC17 --- **RESEARCHING CANADIAN VITAL STATISTICS RECORDS...** ***by Sharon Murphy***

BOOK #HC13 --- **RESEARCHING CANADIAN WILLS & ESTATES RECORDS...** ***by Ronnie MacCarl***

THE ENGLISH SERIES

Book #HE01 --- **FINDING YOUR ENGLISH & WELSH ANCESTORS** including Isle of Man and Channel Islands - **2nd Edition** ***by Dr. Penelope Christensen***

Book #HE07 --- **PARISHES & REGISTRATION DISTRICTS IN ENGLAND & WALES** ***by Dr. Penelope Christensen*** One of the best sources for genealogical research is civil registration. In order to find birth, marriage and death entries one need to know the place and also what Registration District it is in. This is the only book with county alphabetical lists of places keyed to the District names.

Book #HE02 --- **RESEARCHING ENGLISH AND WELSH CENSUS RECORDS** ***by Dr. Penelope Christensen***

Book #HE03 --- **RESEARCHING ENGLISH AND WELSH CIVIL REGISTRATION RECORDS** ***by Dr. P. Christensen***

Book #HE14 --- **RESEARCHING ENGLISH CONTEMPORARY DOCUMENTS** ***by Dr. P. Christensen*** This book surveys the genealogical significance and accessibility of a host of ancillary English documents such as diaries, directories, newspapers, records of Britons abroad, visitations, illustrations, death-related records and topographical and local historical works. The key you need to unlocking the door of your brick wall may be in here.

Book #HE13 --- **RESEARCHING ENGLISH EDUCATION & HEALTH RECORDS** ***by Dr. Penelope Christensen***

Book #HE12 --- **RESEARCHING ENGLISH NON-ANGLICAN RECORDS** ***by Dr. Penelope Christensen***

Book #HE09 --- **RESEARCHING ENGLISH OCCUPATIONS-CIVILIAN SERVICES** ***by Dr. P. Christensen***

Book #HE10 --- **RESEARCHING ENGLISH OCCUPATIONS-MILITARY SERVICES** ***by Dr. P. Christensen***

Book #HE11 --- **RESEARCHING ENGLISH OCCUPATIONS-PROFESSIONS AND TRADES** ***by Dr. Penelope Christensen***

Book #HE04 --- **RESEARCHING ENGLISH PARISH RECORDS** ***by Dr. Penelope Christensen***

Book #HE08 --- **RESEARCHING ENGLISH POOR LAW AND PARISH CHEST RECORDS** ***by Dr. Penelope Christensen***

Book #HE06 --- **RESEARCHING ENGLISH PROBATE RECORDS** ***by Dr. Penelope Christensen***

Book #HE05 --- **USING REGISTER OFFICES FOR ENGLISH CERTIFICATES - 2nd Edition** ***by Dr. Penelope Christensen*** A favourite money-saver! Contains all Registration Districts from 1837 showing addresses of modern equivalents. There are detailed instructions on how to use the indexes and how to obtain certificates for half-price! Also new sections with lists of Districts by numbered Area for those hard-to-decipher names...

THE IRISH SERIES

Book #HI01 --- **FINDING YOUR IRISH ANCESTORS - 2nd Edition** ***by Dr. Penelope Christensen***

Book #HI03 --- **RESEARCHING IRISH ARCHIVAL AND REPOSITORIES CENTERS** ***by Brian Hutchison, B.Comm.***

Book #HI04 --- **RESEARCHING IRISH CENSUS AND CENSUS SUBSTITUTE RECORDS** ***by Brian Hutchison***

Book #HI05 --- **RESEARCHING IRISH CHURCH RECORDS CONFORMIST & NON-CONFORMIST** ***by Brian Hutchison***

Book #HI06 --- **RESEARCHING IRISH CIVIL REGISTRATION RECORDS** ***by Brian Hutchison, B.Comm.***

Book #HI11 --- **RESEARCHING IRISH COURT RECORDS INCLUDING STATE PAPERS AND PARLIAMENTARY RECORD COLLECTION** ***by Brian Hutchison, B.Comm.***

Book #HI08 --- **RESEARCHING IRISH LAND RECORDS** ***by Brian Hutchison, B.Comm., CMA, CG, FSA (Scots)***

Book #HI09 --- **RESEARCHING IRISH MONUMENTAL INSCRIPTIONS** ***by Brian Hutchison, B.Comm., CMA, CG***

Book #HI10 --- **RESEARCHING IRISH NEWSPAPERS AND OTHER MAJOR PRINTED SOURCES** ***by Brian Hutchison***

Book #HI07 --- **RESEARCHING IRISH TESTAMENTARY RECORDS** ***by Brian Hutchison, B.Comm., CMA, CG***

Book #HI02 --- **UNDERSTANDING IRELAND, HISTORY AND SOURCE RECORDS** ***by Brian Hutchison, B.Comm., CMA, CG, FSA (Scots)*** In no other country more than Ireland, is it imperative to understand the local history, past machination of records, and a knowledge of what documents were created vs what is available. This book will help you comprehend research techniques in Ireland…

THE SCOTTISH SERIES

Book #HS01 --- **FINDING YOUR SCOTTISH ANCESTORS - 2nd Edition** ***by Dr. Penelope Christensen***

OTHER BOOKS IN THE HERITAGE SERIES

Book #HV09 --- **FINDING YOUR DUTCH ANCESTORS 2nd Edition** ***by Esther Perry***

Book #HV08 --- **FINDING YOUR GERMAN ANCESTORS** ***by Dr. Hans Rerup***

Book #HV12 --- **FINDING YOUR ITALIAN ANCESTORS** ***by Grant Karcich***

Book #HV07 --- **FINDING YOUR JEWISH ANCESTORS - 2nd Edition** ***by Henry Wellisch and Gert Solnik-Rogers***

Book #HV10 --- **FINDING YOUR POLISH ANCESTORS** ***by Kathleen LaBudie-Szakall and Jan Steven Zaleski***

Book #HV06 --- **FINDING YOUR SCANDINAVIAN ANCESTORS - 2nd Edition** ***by Dr. Penelope Christensen***

Book #HV04 --- **FINDING YOUR SLOVAK ANCESTORS** ***by Lisa Alzo, MFA***

Book #HV11 --- **FINDING YOUR UKRAINIAN ANCESTORS** ***by Muryl Andrejciw Geary***

Book #HV05 --- **WHAT DID THEY DO? Danish Occupations** ***by John E. Herl*** Was your ancestor an Arrestforvalter? Or was he an Udskrivningschef? Or a Ministeriicandidatus? This book is a compendium of English translations and explanations of ancient & modern Danish names of occupations, officials and descriptions.

A description for all books can be found on our website. In general, the books will include the most important resources available and a variety of unique searching methods required to conduct efficient & successful research for each ancestral or record group. Migration and settlement patterns; specific research documents available including what is contained & where the documents can be viewed; institutions, associations, societies, Family History Centers, special or unique archives & associations with contact information is usually included.

For more information or for topic suggestions contact:

Heritage Productions
Attn: Louise St Denis
30 Wellington Street East, Suite 2002
Toronto, Ontario, Canada M5E 1S3
Telephone: (416) 861-0165
Fax: (416) 861-1894
E-mail: info@genealogystore.com
http://www.genealogystore.com

$18.95
English Land Records
HE15
Size: Spiral
Color: N/A
0010001764

9 781894 018548

ır
HERITAGE
to discover, to share...

Will your ancestors be remembered?

For more information regarding:

- Books
- Lectures
- Video Tapes
- Interview Kits
- Various Charts
- Archival Products
- Genealogical Diary
- Miscellaneous Products

CONTACT: Heritage Productions
c/o Louise St Denis
30 Wellington Street East, Suite 2002
Toronto, Ontario, Canada M5E 1S3
Telephone: (416) 861-0165
Fax: (416) 861-1894
E-Mail: info@genealogystore.com
www.genealogystore.com